

Chapter 19.13**PUBLIC FACILITY ZONE****Sections:**

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19.13.010 **Intent and purpose.**

The public facility (PF) zone is intended to provide adequate space for public and quasi-public community facilities. These facilities are to be conveniently located to serve the needs of the community and protected from intrusion of other land uses. The types of uses allowed include municipal and other government buildings, public educational facilities, religious facilities, and recreational areas. Other uses, such as public service facilities, utilities and easements, and hospitals, may be permitted under certain conditions outlined in this Title 19. (Ord. 544 §1(part), 2000).

19.13.020 **Use regulations.**

- A. Table 19.13.020A identifies the uses permitted in the public facility (PF) zone.
- B. Certain permitted uses and conditionally permitted uses may be subject to special conditions regarding the location, operation, or design of the use. Such uses are marked in Table 19.13.020A with an asterisk (*), and the special conditions that apply are contained in Chapter 19.31 (Standards for Specific Land Uses) of this Title 19.
- C. When a use is not specifically listed, the community development director shall have the authority to determine what use the proposed use is most similar to and whether such proposed use is permitted within the context of existing regulations.

Table 19.13.020A
Permitted Uses—Public Facility Zone

Use	PF
Cemeteries, Crematories, Mausoleums, and Columbariums	C*
Churches and Similar Religious Institutions	P
Community Care Facilities (see Chapter 19.07, Division 2 for regulations)	C*
Dwelling, Accessory or Caretaker, including those for churches or religious facilities	C
Electric Distribution and Transmission Substation	P
Energy Support Facilities	P
Fire Station	P
Flood Control Channels, Basins, Facilities	P
Food Commissary, for employees	P
Government Buildings	P
Greenhouses	A
Heliports, Airports or Landing Strips	C*
Highway Patrol Offices and Facilities	P
Hospitals	C
Libraries	P
Nursery (plant) - Wholesale and growing stock	P
Parks, Playgrounds	P
Police Station	P
Public Educational Facilities	P
Public Parking Structures	P
Public or Quasi-Public Uses of Educational/Recreational Nature	P
Public or Quasi-Public Uses of Religious, Cultural, Public Service Nature	P
Transmission Towers (>60 ft.), Radio, Television, Cellular Telephone, and Microwave (see Chapter 19.27)	C
Water Pumping, Water Works, Treatment Plants, and Public Utilities	C

Key: P = Permitted Use
A = Permitted as an Accessory Use
C = Conditional Use Permit Required (See Chapter 19.39, Division 7)
T = Temporary Use
* = Special use conditions and/or development standards apply

(Ord. 544 §1(part), 2000).

19.13.030 Development standards.

Table 19.13.030A identifies the development standards for uses in the public facility (PF) zone.

**Table 19.13.030A
Development Standards—Public Facility Zone**

Development Standard	PF
1. Minimum Lot Area	15,000 sf
2. Maximum Building Height	35 ft.
3. Front Yard Setback (minimum)	15 ft.
4. Side Yard Setback (minimum)	10 ft.
5. Rear Yard Setback (minimum)	20 ft.
6. Open Space Requirement (minimum)	5% of total lot area
7. Lot Coverage (maximum)	50% of total lot area
8. Floor Area Ratio (maximum)	0.5 : 1

Abbreviations: sf = square feet; ft. = feet

(Ord. 544 §1(part), 2000).

19.13.040 Permitted projections.

Architectural and structural features on a building or structure are permitted to project into required setback areas as set forth in Table 19.13.040A.

**Table 19.13.040A
Permitted Projections into Required Open Space—Public Facility Zone**

Feature	PF
Eaves, cornices, other architectural features	2 ft. maximum
Fireplace structures, 8 ft. wide or less	2 ft. maximum
Stairways, fire escapes	No restriction
Uncovered porches at first floor level	6 ft. maximum
Balconies	3 ft. maximum
Planting boxes, planters	No restriction
Guard railings around ramps	No restriction

(Ord. 544 §1(part), 2000).

19.13.050 Fences, hedges, and walls.

A. The location, height, and design of fences, hedges, and walls shall be subject to review and approval of the community development director.

B. Fences, hedges, and/or walls shall be required along any property line adjoining a residential zone, school, or park. The height, materials, and design of such features shall be subject to the review and approval of the community development director. (Ord. 544 §1(part), 2000).

19.13.060 Reserved.

19.13.070 Other applicable regulations.

In addition to the requirements contained in this Chapter 19.13, regulations contained in the following chapters of this Title 19 shall apply to development in the public facility (PF) zone:

- Chapter 19.01: General Provisions
- Chapter 19.19: Site Planning and General Development Standards
- Chapter 19.21: Off-Street Parking and Loading
- Chapter 19.23: Landscaping Standards
- Chapter 19.25: Signs
- Chapter 19.31: Standards for Specific Land Uses
- Chapter 19.37: Nonconforming Uses and Structures

(Ord. 544 §1(part), 2000).