

PUBLIC FACILITIES DISTRICT, PF

Sec. 11.02.197 Purpose

The Public Facilities District, PF, is established to create a district that includes public buildings, facilities, and services. The District may be located throughout the community to provide for public need. The PF district may provide a transitional land use between neighborhoods and more intensive commercial and regional activities.

Sec. 11.02.198 Permitted uses

1. Cemeteries
2. Parks, playgrounds (owned and/or operated by the city or other governmental agency)
3. Public buildings, uses
4. Public elementary and secondary schools
5. Safety services
6. Colleges or Universities
7. Vocational or trade schools
8. Utility services, major

Utility services, local: The use of a site for the provision of public and/or private utility services which are necessary to support the development in the area and involve only minor services including service extension, excluding buildings or similar structures.

Utility services, general: The use of a site for the provision of public and/or private utility services that are necessary to support the development in the area and involve only minor structures and small buildings including, but not limited to lift stations, telephone switching centers, or similar facilities. Includes facilities permitted in utility services, local.

Utility services, major: The use of a site for the provision of generating plants, electrical switching facilities or primary substations, or similar facilities, including local and general facilities.

9. Wireless telecommunications facilities

Sec. 11.02.199 Height regulations

60 feet is the maximum height for all buildings.

No portion of a building within 100 feet of the property line of a single-family residential use district shall exceed thirty-five (35) feet in height.

Sec. 11.02.200 Setback regulations

Front setback. 25 feet

Side setback. 12 feet

Side Setback–adjacent to single-family. 20 feet

Rear Setback. 15 feet

Rear Setback –adjacent to single-family. 20 feet

Sec. 11.02.201 Lot area regulations

Minimum Lot size. 8,000 square feet

Minimum Lot Width. 65 feet

Minimum Lot Depth. 100 feet

Sec. 11.02.202 Off-street parking regulations

Sec. 11.02.203 Building regulations

A. Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows.

The percentage masonry requirement may be reduced on individual walls if the following criteria are met:

1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways,
2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and
3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 - a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or
 - b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.
4. Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.

B. Awnings and canopies may be made of sheet metal or canvas membrane. Vinyl or plastic awnings are not permitted.

C. No building shall contain an exterior wall that exceeds one hundred (100) feet in length, unless one or a combination of architectural elements listed below is used to bring the building to a pedestrian scale. These standards shall be applied separately for each building face of each floor or building level. At least seventy-five (75) percent of the length of the exterior wall shall be covered by one or a combination of the following elements:

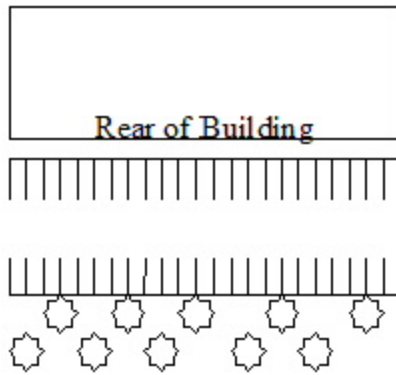
1. Awnings

2. Windows
3. Columns
4. Trellises
5. Arbors, mounted to the exterior wall of the building with a minimum height of 12 feet and a maximum height of 20 feet
6. Canopies
7. Integrated planters or wing walls that incorporate a sitting area

All nonresidential buildings must be architecturally finished on all four sides except the rear if:

1. The rear does not face a public right-of-way; and
2. Landscaping buffer yard, a minimum width of 20', is provided and landscaped as described in Section [14.07.006\(a\[b\]\)\(9\)\(A\)\(i\) and \(iii\)](#) on the perimeter behind the building. Parking may be provided between the building and the buffer yard but may not exceed one aisle.

Example:



- D. Mirrored glass is not permitted.