

## Chapter 10 Public and Semi-Public District

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### 11-10-1: Purpose

The purpose of the Public and Semi-Public (PS) District is to accommodate large-scale governmental, public utility, recreational, and educational facilities. It is the intent of this district to:

- A. Recognize those uses that are provided by public entities for public usage and convenience;
- B. Ensure high quality development;
- C. Encourage the use of sustainable development practices; and,
- D. Insure compatibility with surrounding uses.

### 11-10-2: Land Use Regulations

Facilities owned, leased, or operated by city, county, state, or federal governments or agencies thereof or school districts are considered permitted in this district. In addition, Table 11-10-2, which follows, specifies additional land use regulations for each Public and Semi-Public zoning district, established by letter designations as follows:

- “P” designates use classifications permitted in public and semi-public districts.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

<b>Table 11-10-2: Public and Semi-Public District</b>		
<i>Proposed Use</i>	<i>PS</i>	<i>Additional Use Regulations</i>
<b>Agricultural Use Classifications</b>		
<b>Community Gardens</b>	P	<a href="#">Section 11-31-10, Community Gardens</a>
<b>Commercial Use Classifications</b>		
<b>Farmer’s Market</b>	<b>TUP/SUP</b>	<a href="#">Section 11-31-30, Temporary Uses: Swap Meets and Farmer’s Markets</a>
<b>Public and Semi-Public Use Classifications</b>		
Cemeteries	P	
Colleges and Trade Schools, Public or Private	P (4, 5)	
Community Center	P (2, 5)	
Cultural Institutions	P (2, 5)	
Government Offices	P	
<b>Hospitals and Clinics</b>		
Clinics	P (2, 3)	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
Hospitals	P (2, 3)	
Parks and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	P (2, 3)	<a href="#">Section 11-31-24, Schools</a>
Universities, including Research Facilities (Public or Private)	P (2, 3)	
<b>Transportation, Communication, and Utilities Use Classifications</b>		
Airports	CUP	
Heliports (1)	CUP	
<b>Communication Facilities</b>		
Antenna and Transmission Towers	CUP	
Facilities within Buildings	P	
Transportation Passenger Terminals	P	
Utilities, Major	CUP	
Utilities, Minor	P	
<ol style="list-style-type: none"> <li>Heliports require a CUP unless considered an accessory use when a part of a hospital or clinic.</li> <li>Use not permitted when the property is subject to the AOA 1 overflight area, see <a href="#">Section 11-19-2</a> , Runway Protection Zones and Airport Overflight Areas.</li> <li>Use not permitted when the property is subject to the AOA 2 overflight area, see <a href="#">Section 11-19-2</a> , Runway Protection Zones and Airport Overflight Areas</li> <li>Use permitted with the approval of a CUP when the property is subject to the AOA 1 overflight area, See <a href="#">Section 11-19-2</a> , Runway Protection Zones and Airport Overflight Areas</li> <li>Use permitted with the approval of a CUP when the property is subject to the AOA 2 overflight area, See <a href="#">Section 11-19-2</a> , Runway Protection Zones and Airport Overflight Areas.</li> </ol>		

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**11-10-3: Development Standards**

Table 11-10-3 and the subsection that follows it prescribe the development standards for the PS District.

<b>Table 11-10-3: Development Standards – PS Public and Semi-Public District</b>	
<i>Site Standards</i>	
Minimum Site Area (sq ft)	None
<b>Building Form and Location</b>	
Maximum Height (ft)	30 ft. within 60 ft of RS, RSL, and DR-1 60 ft. all others
Minimum Front and Street-Facing Side Yard	Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector: 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures Next to MX, , DC, or any district with as U designator: Same as adjacent district
Minimum Interior Side and Rear Yard: Adjacent to RS District	Sites smaller than 2.5 acres: 20 ft. Sites 2.5 acres or larger: 25 ft.
Minimum Interior Side and Rear Yard: Adjacent to RM District	Single-story building: 20 ft. Two or more stories: 15 ft. per story
Minimum Interior Side and Rear Yard: Adjacent to Non-residential District	Single-story building: 15 ft. Two or more stories: 15 ft. per story
Minimum Separation between Buildings on Same Lot (ft)	One-story building: 25 ft. Two-story building: 30ft. Three- or more-story building: 35 ft.
<b>Supplemental Standards</b>	
Fences and Walls	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>
Landscaping	<a href="#">Chapter 33, Landscaping</a>
Lighting and Illumination	<a href="#">Section 11-30-5, Lighting and Illumination</a>
Lots Splits and Subdivisions	<a href="#">Section 11-30-6; and Title 9, Chapter 6, Subdivision Regulations</a>
Off-Street Parking and Loading	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>
Pedestrian Connections	<a href="#">Section 11-30-8, Pedestrian Connections</a>
Projections above Height Limits	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>
Setbacks at Intersections	<a href="#">Section 11-30-10, Setbacks at Intersections</a>
Screening	<a href="#">Section 11-30-9, Screening</a>
Signs	<a href="#">Article 5, Signs</a>
Solar Panels	<a href="#">Section 11-30-15, Solar Panels and Other Energy Production Facilities</a>
Swimming Pools	<a href="#">Section 11-30-11, Swimming Pools</a>
Trash Storage and Screening	<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>
Visibility at Intersections	<a href="#">Section 11-30-14, Visibility at Intersections</a>

- A. **Buffer Yards.** A screening wall 6 feet in height is required wherever a lot located in the PS District abuts an R or DR district at the time of development. In addition, if a lot in the PS District abuts a lot in an RS or DR-1 district at the time of development, a landscape buffer of at least 15 feet wide shall be provided on the PS-zoned lot.

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**11-10-4: Review of Plans**

Permit and review procedures shall follow the standards established in Article 7, Administration.