

ARTICLE A. PF PUBLIC FACILITIES ZONE

The proposed amended language is found in **Red**.

10-11A-1: LEGISLATIVE INTENT:

10-11A-2: PERMITTED USES:

10-11A-3: AREA, YARD AND HEIGHT REGULATIONS:

10-11A-4: LIGHTING:

10-11A-5: APPROVAL PROCEDURE:

10-11A-6: SITE PLAN REQUIRED:

10-11A-1: LEGISLATIVE INTENT:

- A. The PF public facilities zone is established to provide areas for the location and establishment of facilities owned and maintained by public and quasi-public entities ~~and which utilize relatively large areas of land~~.
- B. It is the intent of this zone district to provide for effective regulation of the placement and construction of major public systems and facilities within the city in order to ensure that said facilities will be consistent with the purposes of the general plan and be located, constructed and maintained in a manner that will further the interests of the city and its residents and facilitate the implementation of Utah Code Annotated sections ~~10-9-106~~ 10-9a-305 and ~~10-9-305~~ 10-9a-406, as amended. (Ord. 08-7, 4-8-2008)

10-11A-2: PERMITTED USES:

Buildings shall be designed, erected, altered, moved or maintained in a public facilities district only for land uses set forth as follows:

Accessory buildings and uses (Non Occupied): Public parking area, vehicle, materials or equipment storage buildings garage, and maintenance and heating facility and similar uses.

Civic: Churches, libraries, places for public assembly, memorials, monuments, cemeteries and similar public uses.

Educational: Primary and secondary public, private or parochial schools and similar public uses.

Governmental: Municipal uses for administrative functions and uses by the general public. Examples may include but are not limited to: municipal offices, fire station, service district offices, public works administrative and maintenance, and post offices.

Public utility facilities: Public sewage treatment, water treatment, water wells, reservoirs and storage tanks, electric substations and similar uses.

Recreational: Parks, recreation fields and playgrounds, pools and public gardens, public restrooms, open space and golf courses and similar public uses. (Ord. 08-7, 4-8-2008)

10-11A-3: AREA, YARD, AND HEIGHT REGULATIONS:

The area or parcel of land for a permitted public facility shall be not less than required to provide a site adequate for the main and accessory buildings, off street parking and other accessory uses, yards and open spaces to accommodate the facility and maintain the character of the neighborhood, provided, however, churches shall have a minimum area of three (3) acres. The area or parcel of land for a permitted public facility shall be approved by the planning commission.

A. Yard Regulations:

1. The front yard setback shall be not less than the required front yard setback for any adjacent district.
If the parcel is surrounded by other parcels zoned as Public Facilities the minimum front set back shall be 30 feet. (We need to discuss the front setbacks further)
2. The side and rear yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any residential district:

Accessory Buildings and Uses: 12 Feet

Civic: Non-assembly buildings 50 Feet

Assembly Buildings 75 Feet

Educational: Public, Private and Parochial Schools 75 Feet

Governmental: Structures located in or adjacent to residential areas 30 Feet

Structures requiring public parking, served by truck and tractor traffic, or including vehicle or equipment maintenance may be required by planning commission to provide additional set back distance to allow for a buffer between parking/ travel ways and residential parcels.

Structures adjacent to other Public Facilities or Commercial Uses 12 Feet

Public Utility Facilities: Structures 12 Feet

Buried underground utility structures are exempt from setback requirements.

Recreational: Buildings 75 Feet

3. Planning commission may require buffering through the use of landscaping, fencing, earthwork or other screening techniques that may entail greater setback distances in order to minimize the aesthetic impact to the surrounding neighborhood. Consideration of the impacts of characteristics such as scale, traffic, noise, lighting, hours of operation and physical site characteristics may necessitate buffering leading to greater setback distances.

- ~~3.4.~~ Driveways and parking areas serving the public facility may be located within the side or rear yard set forth in the above schedule, but driveways shall be located not less than ten feet (10') and parking areas not less than the side yard setback of the adjacent district, and play areas shall not be located closer than fifty feet (50') from any adjacent boundary line of a residential district.

~~B-5.~~ Height Regulations: Chimneys, spires, cupolas, towers, flagpoles, water tanks, monuments and other mechanical appurtenances located upon or constituted as an integral part of the main building, shall not exceed a height of fifty feet (50') above finished grade except for church spires which may rise to seventy feet (70') above finished grade. (Ord. 08-7, 4-8-2008)

10-11A-4: LIGHTING:

Lighting for Public Facilities shall conform to the guidelines found in 10-12-43 "Outdoor Lighting Requirements", of the City Code.

~~Floodlighting or other lighting of play fields, buildings, bulletin boards and parking areas shall be located and designed so as to shield the light source from adjoining residences; and except for general lighting, shall be extinguished between the hours of eleven o'clock (11:00) P.M. and seven o'clock (7:00) A.M. unless a longer lighting period is approved by the planning commission. (Ord. 08-7, 4-8-2008)~~

10-11A-5: APPROVAL PROCEDURE:

Approval for the placement of the zone district and for the location and layout of uses within this zone shall be obtained from the city council, following recommendations of the planning commission in the manner required for an amendment of the zoning ordinance. Final approval by the city council shall be by adoption and publication of an ordinance amending the official zone map to show and identify the area included with the development, together with a copy of the site plan, required pursuant to section [10-11A-6](#) of this article, showing the improvements to be constructed thereon and any conditions attached to said approval. Upon adoption and publication of the ordinance, the specific requirements of the zone shall be as set forth upon the plan and conditions of approval. Any subsequent modification of said plans or conditions of approval shall require submittal and approval of an amended plan in the same manner as required for the original approval. (Ord. 08-7, 4-8-2008)

10-11A-6: SITE PLAN REQUIRED:

To facilitate evaluation of the potential impact from the zoning of the property and the placement of proposed uses thereon, a site plan showing the area proposed to be included in the zone district, the proposed placement of major buildings and facilities to be located on the site and provisions intended to minimize adverse impacts resulting from the construction or operation of said use shall be provided to the planning commission and city council as part of the submittal materials. (Ord. 08-7, 4-8-2008)