

Article 18:

PUBLIC FACILITIES (PF) DISTRICT

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Sec. 9-1.1800:

Purposes

The Public Facilities District is established to reserve sites throughout the community consistent with the General Plan for public facilities and public service installations and to provide a procedure for their establishment and for the expansion of their operations.

Sec. 9-1.1805:

Permitted Uses

The following uses are permitted in the Public Facilities District:

- A. Public schools, colleges, universities, and other types of public educational facilities;
- B. All facilities, including buildings and grounds, owned by the City, County, State of California, the United States government, a school district, library district, water district, sanitary district, or other type of public service district, but not including publicly-owned open space lands as defined in the Parks, Parkways and Open Space Element of the General Plan;
- C. Concessionaire commercial establishments ancillary to a permitted use;
- D. Public utility or public service structures and installations;
- E. Incidental and accessory structures and uses located on the same site with and necessary for the operation of a permitted use;
- F. Private colleges and universities as a conditional use, subject to Article 9 of this Code.

Sec. 9-1.1810:

Existing Public Facilities

All public uses existing in the Public Facilities District as of the date of the adoption of this ordinance are declared to be conforming uses and structures.

Sec. 9-1.1815:

Development Standards

Table 18-1 sets forth the standards which govern the size, location, height and other characteristics of structures in the Public Facilities District.

Table 18-1: Development Standards

Category	Requirement
Site size	Sites are to be large enough to accommodate the proposed use and shall be as specified as part of Development Plan Review
Setbacks	Front, side and rear yards are to be equivalent or greater than those required in the district that adjoins the site at the front, side or rear, or is located across a public street from the site. Where the site adjoins or faces more than one district, the district regulations providing the greater setback governs. Note that where the side or rear property lines of a site adjoins a Residential District, a six (6) foot solid masonry steel reinforced wall may be required at the side or rear property lines.
Building height	Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet, subject to the following exceptions: <ol style="list-style-type: none"> 1. Where the site is bounded on all sides by a district with a greater permitted height, the maximum height shall be as permitted by the surrounding district; 2. Where the site is bounded by more than one district, and all of the bounding districts permit a greater height, the maximum building height shall be equivalent to the district permitting the next greater height; 3. Where the site is surrounded by nonresidential districts, a height of up to six (6) stories, to a maximum of seventy-five (75) feet, may be permitted by the Zoning Administrator
Landscaping:	The full depth of all required setback areas adjoining a street; Off-street parking lots as prescribed in Article 30.

Sec. 9-1.1820:**Special Requirements**

The following special requirements apply to all uses in the Public Facilities District:

- A. Except as otherwise provided, required setback areas adjoining streets may only be used for landscaping, access drives, walkways, lighting standards (poles), and signs;
- B. The outdoor storage of materials and equipment is permitted only within an area surrounded by a security fence or wall at least eight (8) feet in height with gates capable of being locked. Within storage areas, except for trucks or other vehicles necessary for the operation, materials may be stored to a height greater than eight (8) feet. Where the storage area is visible from a public street or from adjoining properties in residential, office, public or institutional use, the storage area is to be screened by an eight (8) foot sight-obscuring wall or fence along the side of the storage area facing the street or use. Storage areas are not to be located in required parking areas, front setback areas or side setback areas on the street side of corner lots;
- C. Any process or activity deemed by the Development Advisory Board or the Planning Commission to be unsightly may be required to be screened from view by use of a solid wall or fence at least eight (8) feet in height;
- D. Off-street parking and loading facilities are to be provided as set forth in Article 30;
- E. Signs may be permitted as set forth in Article 31;
- F. All uses in the PF District must be operated in a manner consistent with the environmental performance standards established in Article 33.

Sec. 9-1.1825:

Development Plan Review

Development Plan Review is required by Article 8 for all new, altered or expanded uses in the PF District including all new permanent structures over 500 square feet or expansions of existing buildings which exceed five hundred (500) square feet.