

CHAPTER 12

P- PUBLIC DISTRICT

SECTION 12.10 DESCRIPTION AND PURPOSE

The Public District and regulations are established in order to provide a proper zoning classification for government, civic, welfare and recreational facilities in proper locations and extent to promote the general safety, convenience, comfort and welfare.

SECTION 12.20 PERMITTED USES

Land and/or buildings in the P District may be used for the following purposes as Permitted Uses:

- A. Municipal, county, state and federal buildings and uses.
- B. Civic uses, including:
 - 1. Libraries
 - 2. Museums
 - 3. Places for public assembly
 - 4. Memorials and monuments
 - 5. Cemeteries
- C. Primary and secondary public, private or parochial schools and institutions of higher education.
- D. Parks, recreation fields and playgrounds, lakes, beaches, pools, public gardens and publicly-owned golf courses.
- E. Utility and public service buildings, without storage yards but not including essential public services such as poles, wires and underground utility systems.
- F. Churches.
- G. Accessory buildings, structures and uses customarily incidental to any Permitted or Special Land Use (if approved).

SECTION 12.30 SPECIAL LAND USES

Land and/or buildings in the P District may be used for the following purpose following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15.

Outside storage yards which are accessory to a Permitted Use as listed in Section 12.20.

SECTION 12.40 DISTRICT REGULATIONS

- A. Driveways and parking areas serving the public facility may be located within the side or rear yard setback required in the above schedule, except that driveways and parking areas shall be located at least ten feet (10') from any adjacent lot lines. Playground equipment shall be located at least twenty feet (20') from the adjacent property line.
- B. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be created unless the following requirements are met and maintained in connection with the building, structure or enlargement.

Front Yard	Not less than the required Front Yard setback for any adjacent District. Where two Districts are adjacent, the greater of the two setbacks shall be used.
Side Yard	15 feet + one-half the height over 20 feet of the vertical wall of the building adjacent to the lot line, if the vertical wall is greater than 20 feet.
Rear yard	20 feet
Maximum Building Height	35 feet
Lot Coverage	40%
Minimum Lot Area	As approved by the Planning Commission
Building Heights	Not exceeding the required height for any adjacent District. Where two Districts are adjacent, the lesser of the two heights shall be used.

Figure 12. 1