

- **Editors Note:** Prior to Ord. No. 269.40 Article 8 was titled UR Urban Reserve. Ord. 269.40 eliminated the UR zone district and replaced it with the PF Public Facilities District. The following amendments apply to the UR zone district. Those amendments shown in the text were made since Ord. No. 269.40.

(Ord. No. 269.1, §§4 and 5, 6-21-66; Ord. No. 269.3, §7, 5-6-69; Ord. No. 269.4, §§14,15 and 16, 6-3-70; Ord. No. 269.18, §16, 9-5-78; Ord. No. 269.30, §1, 12-8-81; Ord. No. 269.33, §§10, 11 and 121, 9-21-82; Ord. No. 269.40, §1, 10-4-94)

## **ARTICLE 8. PF PUBLIC FACILITIES DISTRICT**

### **Sec. 801. Purposes and application.**

The Public Facilities District is intended for application on properties designated for community facilities in the General Plan. The Public Facilities District is intended to indicate the existing or future facilities which provide certain essential public or quasi-public services.

### **Sec. 802. Permitted Uses.**

A. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

(Ord. No. 269.65, § 34, 10-28-08)

### **Sec. 803. Permitted uses, site plan review.**

The following uses may be permitted in accordance with the provisions of Article 21:

- A. Public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; private nonprofit schools and colleges, and churches.
- B. Public and private charitable institutions, hospitals, sanitariums, rest homes, and nursing homes, not including hospitals, sanitariums, rest homes and nursing homes for mental, alcohol or other drug addicted patients, with an occupancy of thirty (30) or fewer people.
- C. Medical and dental laboratories, clinics, and offices.
- D. Public uses of an administrative, recreational, public service, or cultural nature, including City, Special District, County, State, and Federal Offices, administrative centers and courts, libraries, museums, art galleries, police and fire stations, and other public buildings, structures, and facilities, public playgrounds, parks, and community centers.
- E. Cemeteries.
- F. Incidental and accessory structures and uses located on the same site as a use permitted with site plan review or a conditional use.
- G. Outdoor festivals, carnivals and circuses.
- H. Emergency shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 16, Section 1607 of this ordinance.

(Ord. No. 269.65, §§ 35 and 36, 10-28-08)

### **Sec. 804. Conditional uses; planning commission approval.**

The following conditional uses may be permitted in accordance with the provisions of Article 19:

- A. Public corporation yards and maintenance and storage facilities.
- B. Waste water treatment facilities; municipal waste transfer and processing facilities.
- C. Fairgrounds; public access airports.
- D. Other public grounds, buildings, and facilities operated by governmental agencies.
- E. Expansion, remodeling, or additions to a conditional use which are not considered an incidental or accessory use.
- F. Public and private charitable institutions, hospitals, sanitariums, rest homes, and nursing homes, with an occupancy of more than thirty (30) people.

G. Hospitals, sanitariums, rest homes, or nursing homes for mental, alcohol or other drug addicted patients.

Ord. No. 269.65, § 37, 10-28-08

**Sec. 805. Fences, walls, and hedges.**

Fences, walls and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.56, §39, 9-10-03)

**Sec. 806. Site area.**

There shall be no limitations for site area.

**Sec. 807. Frontage, width and depth of site.**

Each site shall have not less than sixty (60) feet of frontage on a street, except those sites which front on a cul-de-sac or loop-out street which shall have a frontage of not less than forty (40) feet. Frontage shall not be required for public facilities which are not open to public access, such as drainage basins, water storage reservoirs or other similar uses, which are accessed by a recorded easement.

The minimum width of each site shall be as follows:

Interior Lot	Corner Lot
60 feet	65 feet

The minimum depth of each site shall be as follows:

Interior Lot	Corner Lot
100 feet	80 feet

(Ord. No. 269.43, §26, 1-21-97)

**Sec. 808. Coverage.**

There shall be no maximum coverage requirements.

**Sec. 809. Yard requirements.**

The yard requirements shall be as follows:

- A. Front yards: The minimum front yard shall be fifteen (15) feet; provided, however, as a site plan review, the Zoning Administrator may approve within any portion of the front yard, for nonresidential uses, ornamental covers, such as a sidewalk, or entry awning, trellis, or any other improvement of a similar nature, when such covering or improvement is intended solely as an improved passageway. Such covering or improvement shall be harmonious with the surrounding neighborhood. The supports or walls of the ornamental covers shall be ninety (90%) percent open for visibility and safety and shall not be enclosed. No accessory structures over three (3) feet in height may be located in any portion of a required front yard, except as provided in Section 805 of this Article.
- B. Rear Yards: The minimum rear yard of a permitted use and its accessory structures shall be ten (10) feet; provided, however, where construction involves more than one story, and the site lies adjacent to a site in an R District, the rear yard shall be increased by ten (10) feet for each additional story. Accessory structures under six (6) feet in height may be located in any portion of a required rear yard. Garden structures greater than six (6) feet in height may be located in any portion of a required rear yard which is not within a utility easement.
- C. Side yards: The minimum side yard of a permitted use and its accessory structures shall be five (5) feet per story, subject to the following conditions and exceptions:
  - 1. On the street side of a corner lot, side yards shall not be less than ten (10) feet.
  - 2. On a reversed corner lot, the side yard adjoining the street shall not be less than one-half (1/2) the required front yard on the adjoining key lot.

3. Accessory structures under three (3) feet in height may be located in any portion of a required side yard. Garden structures greater than six (6) feet in height may be located in any portion of a required side yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side yard.
  4. Where construction involves more than one story, and the site lies adjacent to a site in an R District, the side yard adjacent to such site shall be increased by ten (10) feet for each additional story.
- D. Exceptions. Where a site is entirely surrounded by property of another district, the yard requirements of the surrounding district may be applied to the site as a requirement of the site plan review or condition of the conditional use permit.
- E. If greater minimum distance between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.44, §§18 and 19, 7-29-97)

### **Sec. 810. Height of structures.**

The maximum height of permitted and conditional uses and their accessory structures shall be fifty (50) feet. No structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

(Ord. No. 269.53, §7, 6-20-01; Ord. No. 269.65, § 38, 10-28-08)

### **Sec. 811. Distances between structures.**

The minimum distance between structures shall be ten (10) feet. However, greater minimum distances between structures may be required if fire code regulations require greater separation between structures for safety and fire protection. Construction methods using higher fire ratings may be substituted to satisfy all or part of such fire-related separation requirements.

(Ord. No. 269.44, §20, 7-29-97)

### **Sec. 812. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities.**

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 15.

(Ord. No. 269.65, § 39, 10-28-08)

### **Sec. 813. Signs.**

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.6.

(Ord. No. 269.64, § 12, 10-16-07)

### **Sec. 814. General provisions and exceptions.**

All uses shall be subject to the general provisions and exceptions prescribed in Article 17.

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