

## 2.28 PUBLIC

### 2.28:1 Purpose

The purpose of the Public zone is to provide areas for the creation, protection and enhancement of public uses on publicly owned lands which serve community or governmental functions and to provide restrictions to minimize the effect of such uses on surrounding uses. This district is intended to allow the public service providers and governmental agencies the assurance that those publicly owned sites identified through long range and capital improvement planning will be available in the future when they are needed.

### 2.28:2 Long Range Development Plan Required

Any site with a lot area exceeding 40,000 sq. ft. shall submit for approval long range development plans prior to the issuance of a building permit for new construction within the district. The planning department shall study each request to establish a new use and may attach reasonable stipulations to the approval to assure that any adverse impacts of the public use upon adjoining land uses will be mitigated. These stipulations may encompass, but may not necessarily be limited to: landscaping, berming, fencing, screening, off street parking, external lighting, access points, and traffic circulation.

### 2.28:3 Principal Uses Permitted Outright.

1. Public schools.
2. Public parks.
3. Public utilities including wells, water storage tanks and sanitary sewer pump stations.
4. Governmental offices.
5. Marinas.
6. Museums.
7. Police and fire stations.
8. Expansion of an existing public use.

2.28:4 Conditional Uses.

1. Cemeteries.
2. Public housing and group residences.
3. Governmental shops and maintenance facilities and yards.
4. Caretaker dwelling.
5. Other uses the Board of Adjustment judges to be no more detrimental to the adjacent properties than, and of the same type and character as, those uses permitted outright.

2.28:5 Density Provisions

1. The minimum lot area shall be that necessary for the intended uses(s) and respective minimum yard depth.
2. Minimum yard requirements shall be those of the adjacent zoning district unless otherwise stipulated by the fire chief of the respective fire district or the county fire marshall or designee.
3. The maximum building height shall be 35 feet.

2.28:6 Accessory Uses

1. Accessory uses in the P zone shall be those uses and structures customarily incidental to a principal use permitted outright.