

SECTION 38 – PUBLIC FACILITIES DISTRICT

38.1 PURPOSES

Public Facilities Districts shall provide uses and services supportive of public health, education and service needs of the neighborhood or city and any structure or facility constructed in this district and shall be subject to use and Site Plan Review by the Planning and Zoning Commission.

38.2 SPECIAL PERMIT USES

Uses in Public Facilities Districts are allowed only at the discretion of the Commission subject to the standards and procedures of Article 10 including a Public Hearing and Site Plan Review:

1. Public and private educational institutions and ancillary residential or recreational facilities.
2. Places of worship and associated parsonages, monasteries, convents, novitiates and cemeteries.
3. Religious, service and fraternal organizations.
4. Hospitals and public health treatment facilities (not including residential treatment centers).
5. Public or private utilities and substations.
6. Governmental offices or facilities.

38.3 PROHIBITED USES

All uses not listed in Section 38.2 above are prohibited.

38.4 SUPPLEMENTAL SITE PLAN REQUIREMENTS

The Commission shall consider the following criteria prior to approving any use or site plan and shall be subject to the following supplemental requirements:

1. Effect of the proposed use on the street system, storm and sanitary sewers.
2. Adequacy of off-street parking.
3. Buffering from adjoining properties.
4. The location and screening of all structures shall be at the discretion of the Planning and Zoning Commission.
5. All parking spaces, walkways, and driveways shall be a minimum of five (5) feet from all adjoining properties.
6. The height limitations for the adjoining district shall prevail. Any deviation from this height requirement shall be at the discretion of the Planning and Zoning Commission.
7. Lighting shall be directed on the lot and away from adjoining properties.
8. Directional and parking signs, historical markers or plaques, kiosks, and community bulletin boards with information regarding use regulations and other pertinent information for the enjoyment of the facility and one sign facing each public roadway or at each designated entrance announcing the name and hours of operation of the facility may be erected.
9. Community bulletin boards and signs announcing the name of the facility may not exceed thirty-two (32) square feet and six (6) feet in total height and must be located so as not to impede pedestrian or vehicular access or visibility.
10. Size and location of all other enumerated signs shall be at the discretion of the Planning and Zoning Commission.