

Article 2

PB - PUBLIC BUILDING DISTRICT

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Section 20.03.420 Purpose

The purpose of the PB, Public Building District is to provide regulations pertaining to existing and new land uses relating to public and quasi-public buildings, as well as to provide a district identification appropriate to the particular uses permitted. While certain uses may not be totally under the jurisdiction of City regulatory controls, the City may still make the determination as to where such facilities should be located and administer a site plan review procedure. These uses would include facilities under the jurisdiction of County, State, and Federal agencies.

Section 20.03.421 Principal Permitted Uses

The following principal and accessory permitted uses shall be allowed within the PB District.

- (1) Government Offices
- (2) Professional Offices

Offices or studios of professional or service occupations, or agencies which benefit from and contribute to an environment of semi-residential nature characterized by low traffic and pedestrian volumes, lack of distracting, irritation, or sustained noise, and low density of building developments, including accountant, appraiser, architect, engineer, insurance adjuster, landscape architect, lawyer, consultant, secretarial agency, bonding agency, real estate, mortgage or title agency, and investment agency.

- (3) Public Buildings:

Including courts, museums, libraries and auditoriums, public parks and recreational facilities, radio and television studios.

Section 20.03.422 Accessory Uses

Non-commercial uses (accessory to a principal permitted use) maintained and operated as a part of the above specified uses, including employee lunch rooms or cafeterias, parking garages, and employee recreational facilities.

Section 20.03.423 Uses Permitted by Conditional Use Permit

The following uses may be permitted by Use Permit and then only when such use conforms to every term and condition of the permit.

- (1) Churches
- (2) Hospitals
- (3) Parking lots
- (4) Private schools
- (5) Public schools
- (6) Public utility structures

Section 20.03.424 District Regulations

Due to the unique characteristics of each allowable category, the following development standards may be reduced by Conditional Use permit based upon the project's appropriateness of location, accessibility, traffic impacts, existing site conditions, design compatibility with adjacent land uses, natural and man-made constraints, and community impact effects:

- (1) Minimum lot area:

10,000 square feet

- (2) Minimum yard setback requirements:

Front Yard 15 feet

Side Yard

Corner lot 15 feet

Interior lot 5 feet

Rear Yard 15 feet

Larger Setbacks may be required by design review.

- (3) Maximum building height and lot coverage:

Maximum building height 35 feet

Maximum area of lot
that may be covered
by structures: 65%

- (4) Parking shall be provided as required by Chapter 20-04.