

Chapter 19.15**PUBLIC (P) LAND USE DISTRICT****Sections:**

- 19.15.010 Purpose**
- 19.15.020 Permitted and Conditional Uses**
- 19.15.030 Development Standards**
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19.15.010 Purpose. The district is for properties which have public uses such as City and county facilities and offices, parks, public golf courses, schools, and school facilities, water district operations, etc.

19.15.020 Permitted and Conditional Uses. Permitted and conditional uses for the Public Land Use District are provided in Table 19.15-A, and have been determined to be compatible with the values and character of the district, subject to appropriate development conditions. Any use identified in the table that is left blank (or identified by a A-@) shall be prohibited.

Any use not included in the table shall be considered prohibited, unless it is determined by the Community Development Director to be compatible with the values and character of the district. Such determination is dependent upon

both the compatibility of the use with the purpose and function of the district, and the anticipated impacts, including, but not limited to, aesthetics, generation of traffic, types of traffic, parking requirements, hazards, and noise generation.

New construction or development of permitted uses may be subject to Site Plan Review approval pursuant to Chapter 19.28. The establishment of conditional uses, whether through new construction or establishment within an existing facility, are subject to review and approval pursuant to Chapter 19.30, *Conditional Use Permits*, or Chapter 19.31, *Minor Use Permits*. All temporary uses are subject to review and approval pursuant to Chapter 19.32, *Temporary Use Permits*.

**Table 19.15-A
PERMITTED AND CONDITIONAL USES**

Key: P = Permitted Use
C = Conditional Use Permit
M = Minor Use Permit

Use	P	Notes
<u>A. Residential Uses and Care Facilities</u>		
Single/multi-family dwelling	-	
Small family day care	P	Day care for eight (8) or fewer children, in compliance with the requirements of Chapter 19.56, <i>Community Care Facilities</i> .
Large family day care	P	Day care for nine (9) to fourteen (14) children, in compliance with the requirements of Chapter 19.56, <i>Community Care Facilities</i> .
Residential, community, or congregate care facilities serving six (6) or fewer persons.	P	Includes intermediate health care facilities, community care facilities, residential care facilities for elderly, alcoholism recovery facilities, and facilities for mentally disordered, handicapped persons, or dependent and neglected children, subject to the provisions of Chapter 19.56, <i>Community Care Facilities</i> .
<u>B. Retail and Service</u>		
Art Gallery	P	
Certified Farmers' Market, Open Air Market, Craft or Job Fair	C	See Chapter 19.57 "Certified Farmers' Market, Open Air Market, Craft or Job Fair"
Cemetery/crematory	C	
Government storage yard/maintenance facility	C	
Hospital	P	
Museum	M	
Recreational facility Indoor Outdoor	P M	All outdoor facilities involving parcels larger than one acre require Conditional Use Permit
Schools - Private	C	
Schools - Public	P	
<u>C. Transient Lodging Facilities</u>		
Campgrounds and recreational vehicle parks not exceeding a density of twelve (12) units per acre.	C	Subject to the limitations, regulations and standards in Chapter 19.72, <i>Mobilehome/RV Parks and Campgrounds</i> .

Use	P	Notes
<i><u>E. Transportation, Communication, and Utilities</u></i>		
Airports, aircraft storage	C	
Communication facilities	C	Including radio and television stations or towers, satellite receiving stations, microwave relay towers, and similar facilities.
Utility and service uses and structures	C	Including, but not limited to reservoirs, pumping plants, water storage tanks, gas storage and distribution facilities, electrical substations, central communications offices, sewer treatment facilities, and solid waste disposal sites.

19.15.030 Development Standards. The development standards for the P District shall be as delineated in Table 19.15-B:

**Table 19.15-B
PUBLIC DEVELOPMENT STANDARDS**

Standard	P	Notes
Minimum lot size	-	
Minimum lot dimensions	-	
Maximum lot coverage (impervious surface)	80%	
Maximum building height	35 ft.	Structures such as chimneys, cupolas, flagpoles, steeples, and the like may exceed height limits up to fifty (50) percent.
Front yard setback	25 ft.	
Side yard setback, interior	10 ft.	
Street side	25 ft.	
Rear yard setback	10 ft.	

19.15.040 Design Standards.

- A. Building design shall be Desert Southwest pursuant to the Design Guidelines adopted by the City. Public Uses shall compliment the areas in which they are located.
- B. Uses located adjacent to residential districts shall be of a design compatible with the residential neighborhoods.
- C. The Local Street standards shall be applicable to all streets in the Public land use district that are not otherwise classified as Expressways, Arterials or Collectors.
- D. Sidewalks shall be required as necessary to facilitate pedestrian movement to and from proposed facilities.
- E. Parking and driveways shall be provided pursuant to the regulations of Chapter 19.82, *Off Street Parking and Loading Regulations*.
- F. All utilities serving new projects shall install underground utilities both onsite and in the public right-of-way
- G. All signs shall comply with the regulations provided in Chapter 19.84, *Signs*.

19.15.050 Street Dedications and Improvements.

- A. Before building permits are issued for the construction of a new single-family residence or new second dwelling unit with a kitchen, the dedication of additional right-of-way and construction of required street improvements in accordance with the

General Plan Circulation Element shall be required. "Street improvements" mean any or all concrete curbs, gutters, sidewalks, driveway approaches, and drainage structures; asphalt curbs; asphalt paving; connecting pavement; and related improvements such as back-filling and preparation of the road surface to rough grade, and the placement of paving, unless otherwise approved pursuant to chapter 19.85 *Public Improvements – Delaying, Deferring, Street Improvement Impact Fee*. Property owners constructing a new single-family residence or new second dwelling unit with a kitchen shall be responsible for the construction of required improvements along the street frontage of their lot, up to a maximum of 150 feet. If street improvements existed prior to approval of the new development, and were paid for with funds from the Local or Citywide Street Improvement Impact Fee or other public funds, the property owner shall be responsible for the payment of a Local Street Improvement Impact Fee, in accordance with Section 19.85.040. The requirements of this Section shall not apply if the property owner or the property owner's predecessor in interest previously constructed the improvements required by this Section or paid the Local Street Improvement Fee. The requirement imposed by this Section to either construct Street Improvements or pay a Local Street Improvement Impact Fee may be deferred if the property owner applies for, and receives authorization to enter into a deferral agreement with the City. The process by which to obtain a deferral agreement shall be to make an application to the Planning Commission, which shall make a recommendation to the City Council. If approved by the City Council, any such deferral agreement shall be executed by the City Manager on behalf of the City.

- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:

1. That all of the required dedications have been provided.
2. That all of the required street improvements have either been installed or that a cash deposit, surety bond or other form of surety acceptable to the City Council in an amount equal to the estimated cost of the street has been posted with the City to assure the installation of said street improvements. In lieu of requiring the installation of street improvements otherwise required by this Section, a Citywide Street Improvement Impact Fee may be assessed in accordance with Section 19.85.040, at the discretion of the City Engineer.

19.15.060 Encroachments Into Yards or Setbacks. Provided that the projection does not obstruct the view in a required Clear Sight Triangle (See Section 19.06.030 *Definitions*), the following encroachments or projections are permitted in required yard areas:

- A. Attached architectural features such as awnings, canopies, eaves, chimneys, cornices, planter boxes, bay windows, and cantilevered portions of the structure (not exceeding fifty percent (50%) of the length of the wall) are permitted to encroach up to four (4) feet into front or rear yards and two (2) feet into side yards.
- B. Fences, walls, screening, and dense hedges are permitted to encroach up to a maximum of four (4) feet in height in front yards and street side yards and a maximum of eight (8) feet in height in side and rear yards.
- C. Accessory structures and uses are not permitted in required front or side yards, but may be allowed in rear yard areas in accordance with Chapter 19.48, *Accessory Uses and Structures*.

