3.25 Public Facilities Zone (PF)

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3.25.010. Purpose and Objectives

The PF Zone is established to provide areas for the location and establishment of facilities which, under public franchise, ownership, or private enterprises operating for the public convenience and necessity, provide public services such as electricity, gas, communication, transportation, water, sewage treatment, education, religious activities and other public assembly, cultural facilities, parks, recreation etc. and which utilize relatively large areas of land. The Public Facilities Zone is established to protect the present and long term public uses including the airport and airport facilities. Uses such as airport related activities, warehousing, open space, and agricultural uses are harmonious with the Zone. Height restrictions within this district are determined by the City's ordinance regulating the approach zone of the airport under FAR part 77, Airspace, and as listed below.

This zone is intended to provide immediate recognition of such areas upon the official zoning map of the City, and to reduce the affect which the location of these facilities may have upon zoning statistics in residential, commercial, or industrial areas. Typical uses permitted in the PF zone are public schools, public parks, hospitals, airports, public utilities, public equipment storage areas, and public shop areas. Though some of these uses will be allowed in other zones to initially accommodate public facilities in appropriate areas without undue difficulty, it is intended that the PF zone would then be applied to all such facilities for ease of recognition and accurate statistical indexing.

3.25.020. Permitted Uses

a. Categories. Except as provided in Section 9.19.020, Rexburg City Code, those uses or categories of uses as listed herein, and no others, are permitted in the PF zone.

b. Permitted Principal Uses. The following principal uses and structures, and no others, are permitted in the PF zone:

Permitted Uses

Housing Authority offices and administration
Highways and street rights-of-way
Electric transmission right-of-way (Identifies areas where the surface is devoted exclusively to the rights of- way of the activity)
Gas pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pressure control stations

Water pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Irrigation distribution channels
Water pressure control stations and pumping plants
Water utilities or irrigation company office
Sewage pipeline right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Sewage pumping stations
Gas and electric utility company office
Water and electric utility company office
Combination utilities right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Storm drain or right-of-way (Predominantly covered pipes or boxes)
Governmental services (except Management Investment Offices, Open-End)
Nursery, primary, and secondary education
University, college, junior college, professional school education
Special training and schooling
Cultural activities and nature exhibits
Recreational activities
Parks
Forest Reserves

c. Permitted Accessory Uses. Accessory uses and structures are permitted in the PF zone provided they are incidental to, and do not substantially alter the character of the permitted use or structure, and are located on the same or an adjacent lot as the permitted use. Such permitted accessory uses and structures include, but are not limited to, the following:

i. Accessory buildings such as garages, carports, bath houses, green houses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and incidental to a principal use or structure, and offices associated with a main permitted or conditional use, and a public dance held in conjunction with an existing permitted use.

ii. Swimming pools and incidental bath houses subject to the standards of Rexburg City Code;

iii. A detached single-family residence used only for the use of a caretaker, watchman, or similar employee of a permitted use, when located upon the same site as said permitted use;

iv. Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter;

v. Nothing herein shall be construed to permit the open storage of materials or equipment used in conjunction with permitted uses, or shall be concealed from view from public or private streets.

d. Conditional Uses. The following uses and structures may be permitted in the PF zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof:

Conditional Uses
Residential facility for persons with a disability
Aircraft manufacturing and assembling (in or adjacent to an airport)
Aircraft engines and engine parts (in or adjacent to an airport)
Aircraft parts other than engines (in or adjacent to an airport)
Railroad, rapid transit (public or private)
Ambulance services
Airports and flying fields
Heliports and general aircraft
Parking lot – automobile parking lot and garages
Communications
Electric generation plants - conventional fuel including hydroelectric, solar, etc.)
Electricity regulating substations
Electric utility company office
Small generation

Other gas utilities, NEC
Water treatment plants (purification)
Water storage as part of a utility system (open reservoirs)
Water storage as part of a utility system (covered including water storage standpipes)
Other water utilities or irrigation, NEC
Sewage company office
Refuse disposal company office
Water reclamation plants, sludge drying beds, etc.
Other sewage disposal, NEC
Central garbage grinding stations and composting plants
Active slag dumps and mineral waste disposals
Combination utilities company storage yards and equipment storage
Combination utilities, NEC
Debris basin (A dam and basin for intercepting debris)
Spreading grounds (Area for percolating water into under-ground)
Other utilities
Funeral parlor, cemetery, and crematory services
Hospitals
Behavior, drug and alcohol treatment
Operation centers
Police protection and related activities, branch (office only)
Military academies
Religious activities
Public assembly
Dance halls
Group or organized camps
Fishing activities
Mining and quarrying

3.25.030. Lot Area
The minimum area of any lot or parcel of land in the PF zone shall be ten thousand (10,000) square feet.

3.25.040. Lot Width
Each lot or parcel of land in the PF zone shall have a width of not less than eighty (80) feet.

3.25.050. Lot Frontage
Each lot or parcel of land in the PF zone shall abut on a public street for a minimum distance of thirty-five (35) feet, on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

3.25.060. Prior Created Lots
Lots or parcels of land which were legally and lawfully created prior to the application of this zone (December 12, 1974) shall not be denied a building permit solely for reason of nonconformance with the above parcel requirements of this Chapter.

3.25.070. Lot Area per Dwelling
Any caretaker dwelling established in conjunction with a permitted use in the PF zone shall have a land area of at least five thousand (5,000) square feet devoted exclusively to the use of the inhabitants of said residential unit.

3.25.080. Yard Requirements
The following minimum yard requirements shall apply to the PF zone:

a. **Front Yard.** Each lot or parcel of land in the PF zone shall have a front yard of not less than ten (10) feet, except that those lots or parcels lying adjacent to a residential zone along the same street frontage shall have a front yard equal to that required by the provisions of the most restrictive residential one which it abuts along said street frontage.

b. **Side Yard.** No requirements, except when the parcel of property in the PF zone abuts the side or rear yard

of a lot or parcel lying within a residential zone. In that case, the yard width shall be equal to that required by the provisions of the residential zone established on the abutting property.

c. Side Yard. Accessory Building. An accessory building may be located on a side property line if, and only if, all of the following conditions are met:

i. The accessory building has no openings on the side which is contiguous to a property line or zone line, and said side is constructed of two (2) hour fire-resistant material.

ii. The accessory building has facilities for the discharge of all roof drainage onto the lot or parcel on which it is erected.

iii. That said accessory building is located more than ten (10) feet away from any main building on the same lot, or more than six (6) feet away from any building structure on any adjacent lot lying within a residential zone.

iv. The accessory building is under ten (10) feet in height and less than two hundred (200) square feet in area.

d. Rear Yard. No requirement except when the parcel of property in the PF zone abuts the side or rear yard of a lot or parcel lying within a residential zone. In that case, the yard width shall be equal to that required by the provisions of the residential zone established on the abutting property.

3.25.090. Projections into Yards

a. Permitted Projections. The following structures may be erected on or projected into any required yard:

i. Fences and walls in conformance with the Rexburg City Code and other City codes and ordinances.

ii. Landscape elements including trees, shrubs, agricultural crops, and other plants.

iii. Necessary appurtenances for utility service.

b. Permitted Projections with Conditions. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet:

i. Belt courses, sills, buttresses, or other similar architectural features.

ii. Fireplace structures and bays, pro-vided they are not wider than eight (8) feet and are generally parallel to the wall of which they are a part.

iii. Door stoops, fire escapes, and planter boxes or masonry planters not exceeding twenty-four (24) inches in height.

iv. Carports over a driveway in a side yard, provided that such a structure is not more than one (1) story in height and twenty-four (24) feet in length, and is entirely open on at least three (3) sides, except for necessary supporting columns and customary architectural features.

3.25.100. Building Height

a. Permitted Building Height with Conditions. No lot or parcel of land in the PF Zone shall have a building or structure which exceeds a height of three (3) stories with a maximum of thirty-five (35) feet, measured at the top of building's horizontal wall, unless one of the following conditions exists:

i. The horizontal setback of the building from the nearest residential zone boundary is equal to or exceeds twice the building's height; or

ii. A Conditional Use Permit has been granted by the Planning and Zoning Commission in accordance

with the provisions of Rexburg City Code. Unique characteristics of a particular building site (such as significant topographic differences between the building site and adjoining residential properties) may justify the City's Zoning Administrator requiring the project to undergo Conditional Use Review, even though the condition outlined in (1) above is satisfied.

3.25.110. Distance Between Buildings

The minimum distance between any accessory building and a main building on a lot in the PF zone shall not be less than ten (10) feet. The minimum distance between buildings shall be governed by the latest edition of the Building Code as adopted by the Rexburg City Council.

3.25.120. Permissible Lot Coverage

In a PF Zone, all buildings and structures shall not cover more than sixty (60) percent of the lot or parcel of land upon which they are placed.

3.25.130. Parking, Loading, and Access

Parking within the PF zone shall be provided in accordance with the requirements of Rexburg City Code.

All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with paved access from the public street.

Parking spaces shall not be provided within a required front yard or a side yard adjacent to a public street.\

3.25.160. Other Requirements

a. **Highway 20 Corridor.** All development adjacent to the Highway 20 right-of-way must submit a site plan to the Planning and Zoning Commission and be approved by the Commission prior to obtaining a Building Permit.

b. **Signs.** See standards and provisions of the Rexburg City Codes.

c. **Landscaping.** A minimum of ten (10) percent of the site shall be landscaped

d. **Trash Storage.** Trash shall be stored in screened areas that are not visible from streets. Materials and location of the screened areas shall be reviewed and approved by City of Rexburg Staff prior to installation.

e. **Transitional Development Standards.** Where a lot in any business, commercial, manufacturing, industrial, or public facilities zone borders a residential zone, the standards set forth in Rexburg City Code.

3.25.170. Re-Use of Public Facilities

a. **Conditional Use Permit.** Before any existing public facility use may be changed to another use a Conditional Use Permit shall be obtained from the Planning and Zoning Commission, subject to the standards set forth in Rexburg City Code. Any such change in use shall be a permitted or Conditional Use allowed in the PF zone.

b. **Mitigating Land Use Impacts.** Any change of use that creates more intense impacts may be denied if the Planning and Zoning Commission finds that such impacts cannot be mitigated by the imposition of conditions. Land use impacts that may need to be mitigated include the following:

i. An increase in daily or peak hour traffic.

ii. A change in circulation patterns on or around the property.

iii. A significant increase in the demand for parking.

iv. A change in the density of people on site.

v. Expansion of the hours of operation.

vi. Any increased environmental impact, such as noise or air pollution; offensive odors; excessive illumination or glare, etc.

3.25.180. Commercial Lighting Standards

Commercial Lighting Standards are applicable as described in Chapter 4.14, Supplementary Regulations.