

Chapter 17.64

P-F PUBLIC FACILITIES ZONE

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17.64.010 Purpose and applicability.

This zone classification is intended to be applied to properties which are properly used for, or are property to be used for public purposes or for specified public utility purposes. The specific regulations of this chapter and provisions of chapter 17.76 shall apply in all P-F zones. (Ord. 2003-03 § 3 (part))

17.64.020 Principal permitted uses.

Principal permitted uses in the P-F zone are as follows:

- A. Public schools, parks and recreation areas, fairgrounds, civic centers and similar sites and uses, public highways, reservoir areas, historical sites and monuments;
- B. Public utility facilities for local service;
- C. Sites and uses which the city planner determines by written findings are similar to the above; pursuant to Section 17.04.030;
- D. Uses and structures which are incidental or accessory to permitted uses. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)

17.64.030 Administratively permitted uses.

Administratively permitted uses in the P-F zone are as follows:

- A. Public and quasi-public uses;
- B. One residential unit to be used solely as a caretaker residence, not exceeding one thousand five hundred (1,500) square feet and otherwise meeting all requirements for a single-family residence. (Ord. 2003-03 § 3 (part))

17.64.040 Conditional uses requiring use permits.

Conditional uses requiring use permits in the P-F zone are as follows:

- A. Public cemeteries and similar uses;
- B. Airport, sewage disposal sites, corporation yards;
- C. Wastewater treatment plants. (Ord. 2003-03 § 3 (part))

17.64.050 Permitted public utility uses.

When the letter symbol "-U" is added to the "P-F" symbol to create public facility-utility zones, the following uses shall be permitted in such zones:

- A. Public utility warehouse and storage yards, pole yards, gas holders, substations, electric generating plants and transmission and distribution lines, provided that the route of any transmission line must be discussed in detail with the planning commission prior to acquisition of rights-of-way therefore;
- B. Public utility uses which the planning commission determines by written findings to be similar to the foregoing. (Ord. 2003-03 § 3 (part))

17.64.060 Design requirements.

- A. Maximum building coverage: forty (40) percent and up to one hundred (100) percent paved coverage with pavement;
- B. Unless otherwise excepted by state law, the construction of a new permitted use, or any expansion of a permitted use, shall only occur after the review and approval of the new or expanded project by the planning commission.
- C. The planning commission shall consider the following during their project review, and may attach conditions as deemed necessary to mitigate potential problems or concerns:
 - 1. The impact the project may have on adjacent uses due to such impacts as increased traffic, noise, odors and dust;
 - 2. The affects of building height and location;
 - 3. Safety and other characteristics which may have a negative affect on the existing neighborhood.
- D. The decision of the planning commission may be appealed to the city council following the procedure for appeals of use permits in chapter 17.92. (Ord. 2003-03 § 3 (part))

17.64.070 Site Plan Review.

Prior to application for a building permit, the applicant shall submit to the City of Orland a complete Site Plan application with all applicable fees and all other documents necessary for review by the City to ensure compliance with all requirements of the Orland Municipal Code (OMC). A "Site Plan" application may be approved by the city manager or his/her nominee, without the necessity of public notice, a public hearing or planning commission action if findings required for approval (Section 17.82.050 of this title) can be made. (Ord. 2007-05; 9-4-07)