

## **Table 12 Public (P)**

### **12.1 Purpose**

The P zone is intended to allow projects, activities and facilities deemed necessary for the maintenance of the public health, safety and welfare, plus such other public purposes consistent with the General Plan, including non-public activities permitted by governmental agencies. Public facilities include any activity undertaken or structures held, used or controlled for public or quasi-public purposes. Such determination shall be made without reference to the ownership or management of the structure or the realty upon which it is situated. For purposes of this ordinance, public or semi-public building or use is defined as "A building or use by a governmental agency, a public utility owned by the City, or a private organization intended to serve the general public. It includes fire stations, substations and pump stations. It does not include any land use listed elsewhere in this code, such as churches, or day nurseries."

### **12.2 General Plan Consistency**

This zone district is consistent with the Public Land and Parks Land Use Designation.

### **12.3 Density/Intensity**

- A One (1) single family unit per parcel for use as a parsonage, vicarage or caretaker dwelling.
  - (1) Minimum parcel size: None
- B Maximum Coverage: One-hundred (100) percent

### **12.4 Site Development Standards**

- A Setbacks from Adjacent Properties
  - (1) Front: (when adjacent to)
    - a. Commercial Uses: None
    - b. Residential Uses: Twenty (20) feet
  - (2) Rear: (when adjacent to)
    - a. Commercial Uses: None
    - b. Residential Uses: Ten (10) feet
  - (3) Side: (when adjacent to)
    - a. Commercial Uses: None
    - b. Residential Uses: Residential uses as specified in R-1 Zone district
- B Building
  - (1) Height: Thirty (45) feet
  - (2) Distance Between Buildings: As required by California Building Code
- C Lot Dimensions
  - (1) Width
    - a. New Parcels: Fifty (50) feet
    - b. Existing Parcels: None
  - (2) Depth
    - a. New Parcels: Ninety (90) feet
    - b. Existing Parcels: None
- D Parking: See Parking Ordinance

### **12.5 Landscaping**

For structures and facilities at least five (5) percent of the area covered by the structure or facility shall be landscaped.

### **12.6 Permitted Uses**

Permitted uses in the P district upon issuance of a building permit, business license, or other required permit, include but are not limited to:

- A. Parks, picnic areas and playgrounds.
- B. Public parking lots and structures, public restrooms.
- C. Community promotions, chamber of commerce and similar public service structures.
- D. Public utilities, wells, and storm drainage basins.
- E. Recreational activities, sporting fields and structures such as: swimming pools, skating rinks, gymnasiums, tennis and handball courts.
- F. City Hall, public safety facilities, public services, and libraries.

### **12.7 Accessory Uses**

The following uses are permitted in the P Zone District as an accessory to the primary permitted or conditionally permitted use:

- A. Garage or carport
- B. Fences, walls
- C. Maintenance buildings

### **12.8 Conditional Uses**

The following uses are permitted in the P Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Water and wastewater treatment facilities.
- B. Regional-serving private complexes such as softball, soccer, football and baseball tournament parks.
- C. Golf courses, driving ranges.
- D. Hospitals.
- E. Federal, state, county, or municipal offices or facilities.
- F. Public and private schools including vocational schools, colleges and campuses.