

SUBCHAPTER 50: PUBLIC SERVICES (PS) ZONE

50.005 Purpose

The purpose of the Public Services (PS) zone is to define and protect areas suitable for structures and use owned or operated by governmental agencies or for public uses and facilities serving the general community.

50.010 Permitted Uses

Within any PS zone, no structure shall be used, constructed, erected, or altered and no lot shall be used or occupied for any purposes except the following:

- A. Auditorium;
- B. College, university or community college;
- C. Dwelling or manufactured dwelling for a caretaker or watchman;
- D. Municipal golf course;
- E. Municipal or government service structure or use, including, but not limited to, a reservoir, water tower, pump station, bus terminal or station, fire station, transformer station or sub-station;
- F. Parkway;
- G. Public park (non-commercial);
- H. Public playground (non-commercial);
- I. School or institution for the handicapped, provided that it is non-residential;
- J. School;
- K. Stadium;
- M. Library;
- N. Recreation center;
- O. Streets and sidewalks;
- P. Transportation Facilities: includes construction, operation, maintenance or repair of facilities located within right-of-way controlled by a public agency, including streets, pathways and sidewalks, consistent with the Transportation System Plan; and water, sanitary sewer, gas, oil, electric

and communication lines, and stormwater facilities.

50.015 Conditional Uses

If authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in a PS zone:

- A. Cemetery;
- B. Commercial utilities for the purpose of generating power for sale to the public, including, but not limited to, turbine, thermo-nuclear, geothermal, or hydroelectric installations;
- C. Detention and correctional home, institution, or school;
- D. Hospital;
- E. Hospital and institution for the mentally retarded;
- F. Penal institution;
- G. Public or private solid waste disposal site, solid waste transfer facility, sanitary land fill;
- H. Reformatory;
- I. Residential school for the handicapped.

50.020 Abandonment of Use or Transfer of Ownership

Whenever the existing use on any lot zoned PS is abandoned or the property is transferred to private ownership for a different use, the Planning Commission shall initiate the zone change process as provided in Subchapter 12.

50.025 Height

No building or structure in a PS zone shall exceed 60 feet in height.

50.030 Yards

- A. Front Yard: There shall be a front yard of at least 20 feet on every lot in a PS zone. No parking of motor vehicles shall be permitted in the required front yard.
- B. Side Yard: There shall be a side yard of at least five feet on each side of any lot in a PS zone. The minimum depth of any side yard adjoining a street shall

be 20 feet; no parking of motor vehicles shall be permitted in the first ten feet of such a required side yard that adjoins the street.

C. Rear Yard: There shall be a rear yard of at least 20 feet on any lot in a PS zone.

50.035 Additional Yard Requirements for Tall Buildings

In a PS zone, the minimum front, side and rear yard requirements shall be increased by one foot for each foot of building height above 35 feet.

50.040 Lot Coverage

No main building shall occupy more than 50% of the area of any lot in a PS zone.

50.045 Minimum Lot Area

There shall be no requirement for the minimum area of any lot in a PS zone.

50.050 Parking

Parking and loading spaces for uses and activities in the PS zone shall be provided in accordance with the requirements of Subchapter 73, "Parking".