

18.50 Public/Quasi-Public and Parks and Recreation Districts



Chapter 18.50 Public/Quasi-Public and Parks and Recreation Districts

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Section 18.50.010 Purpose

The purpose of this chapter is to establish public and quasi-public zoning districts in the city that provide appropriate locations for parks, open space, public service uses, and transportation facilities. These districts are consistent with and implement the City's Public/Quasi-Public, Parks and Recreation, Open Space, and Agriculture general plan land use categories. The districts provide locations in the city for necessary public services (e.g., fire and police stations) and locations for recreation and community gathering in close proximity to neighborhood residential.

Section 18.50.020 Characteristics of the Public/Quasi-Public and Parks and Recreation Districts

The following descriptions of each public/quasi-public and parks and recreation zoning districts identify the characteristic uses, intensity of uses, and level of development intended for that district.

- A) **Public/Quasi-Public (PQP) District.** This district is intended to provide a zoning district in the city for the establishment of public safety facilities (e.g., police stations, fire stations, hospitals), public schools (schools, colleges, and universities), and utility substations. The intent of this district is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses. This district specifically implements the Public/Quasi-Public land use designation of the general plan.
- B) **Parks and Recreation (PR) District.** This district is intended to provide locations for parks, open space, natural resource areas, and other related compatible public services/uses. Both active and passive recreational activities are permitted.

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Section 18.50.030 Allowed Land Uses and Permit Requirements

Table 18.50.030-1 below identifies allowed uses and corresponding permit requirements for the public/quasi-public and parks and recreation zoning districts subject to compliance with Chapter 18.34 (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “CUP” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

**Table 18.50.030-1
Permitted Use Matrix for Public/Quasi-Public and Parks and Recreation Districts**

Public/Quasi-Public and Parks & Recreation Districts (See Section 18.50.020 for descriptions)	Special Use Regulations	
	PQP	PR
Agriculture, Resource, and Open Space Uses		
Greenbelts	N	P
Observatories	N	CUP
Outdoor amphitheaters, public	N	CUP
Recreation, Education, and Public Assembly Uses		
Athletic fields	N	P
Child-care facility	CUP	N
Civic uses	P	N
Country clubs and related uses	CUP	CUP
Golf courses	N	CUP
Golf driving ranges	N	CUP
Indoor recreation and fitness	N	AR
Information centers	P	N
Museums/libraries	P	N
Outdoor recreation (large, 3 acres or more)	N	CUP
Outdoor recreation (small, less than 3 acres)	N	P
Parks, plazas and playgrounds	P	P
Places of assembly (large)	P	N

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Public/Quasi-Public and Parks & Recreation Districts (See Section 18.50.020 for descriptions)			Special Use Regulations
	PQP	PR	
Places of assembly (small)	P	N	
Places of worship	CUP	N	
Public art	CUP ¹	CUP ¹	Chapter 18.73
Public facility	P	N	
Schools (private)	P	N	
Schools (public)	P	N	
Temporary uses	see note	see note	Chapter 18.90
Trails (riding, hiking, bicycling, etc.)	P	P	
Zoos	N	CUP	
Utility, Transportation, and Communication Uses			
Public utility structures	CUP	N	
Retail, Service, and Office Uses			
Medical and dental laboratories	CUP	N	
Medical and dental offices	CUP	N	
Medical clinics ²	P	N	
Professional offices	CUP	N	
Restaurants, no drive-thru	CUP	N	
Restaurants, with drive-thru	CUP	N	
Automobile and Vehicle Uses			
Parking garages and lots	P	N	

Table Notes:

1. Two-dimensional works of art smaller than 10 square feet may be permitted through the Administrative Use Review process.
2. Includes laboratories that are ancillary to the primary use.

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Section 18.50.040 Development Standards

The following development standards are applicable to the public/quasi-public and parks and recreation zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

**Table 18.50.040-2
Development Standards for Public/Quasi-Public and Parks and Recreation Districts**

Public/Quasi-Public and Parks & Recreation Zoning Districts (See Section 18.50.020 for descriptions)		
	PQP	PR
Floor Area Ratio (maximum) ¹		
Floor area ratio	0.5	0.2
Setbacks (minimum)²		
Front yard	15'	20' ³
Side yard	5' ⁴	10'
Rear yard	10' ⁴	10'
Lot Area (minimum SF) ⁵		
Lot area	10,000 sf	20,000 sf
Lot Dimensions (minimum)		
Width	no min.	no min.
Depth	no min.	no min.
Height (maximum) ⁶		
Building/structure	3 stories (50')	2 stories (32')
Landscaping	See regulations in Chapter 18.78	
Lighting	See regulations in Chapter 18.80	
Fences, Walls and Screening	See regulations in Chapter 18.70	
Parking and Loading	See regulations in Chapter 18.76	
Signs	See regulations in Chapter 18.82	
Projections and Encroachments	See regulations in Chapter 18.60	

Table Notes:

1. Project may be eligible for a bonus as described in Chapter 18.88.
2. See additional regulations for setbacks and encroachments for accessory structures, fireplaces, architectural features, patios, decks, and fences in Chapter 18.60.
3. Front setback of 30 feet required for accessory structures.

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4. *Minimum side yard setback is 5 feet when abutting alleys and 10 feet when abutting residential districts. Minimum rear yard setback is 10 feet when abutting alleys or residential districts.*
5. *For uses requiring a conditional use permit, the planning commission may establish alternative minimum lot sizes.*
6. *See Chapter 18.60 for permitted projections into setbacks and exceptions to height limitations. A height increase may also be granted to allow for exceptional architecture or for unique architectural features (e.g., clock tower, church steeple, etc.) through the minor adjustment process (Section 18.16.110).*