

**Sec. 35-238. PU Public Works, Utilities and Private Service Facilities.**

*(Amended by Ord. 4085, 12/15/92)*

**Sec. 35-238.1. Purpose and Intent.**

The purpose of this district is to provide areas for the siting of large scale public works, utilities and private service facilities appropriate for location in the PU district. This section shall not apply to local agencies exempted by Sec. 35-201. The intent is to provide adequate design requirements to ensure that such facilities are compatible with surrounding land uses. No permits for development of public works, utilities and private service facilities outside of the PU district shall be issued except in conformance with Sec. 35-314. (Land Use Permits) and Sec. 35-315. (Conditional Use Permits). *(Amended by Ord. 4085, 12/15/92)*

**Sec. 35-238.2. Preliminary Development Plan to be Included in Application for Rezoning.**

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

**Sec. 35-238.3. Processing.**

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-317. (Development Plans), and with Sec. 35-314. (Land Use Permits).

**Sec. 35-238.4. Permitted Uses.**

1. Central plant facilities for domestic, commercial, industrial or recreational water production including onsite water wells, treatment and storage, including but not limited to, water systems, water treatment plants, water package plants or other similar facilities, proposed to serve 200 or more connections. *(Added by Ord. 4085, 12/15/92)*
2. Central plant facilities for sewage treatment, including but not limited to, wastewater treatment plants, wastewater package plants, reclamation facilities or other similar facilities, proposed to serve 200 or more connections. *(Added by Ord. 4085, 12/1/92)*
3. Operating bases and service centers for public utilities.
4. Underground gas storage.
5. Major electric transmission substation.
6. All types of agriculture and farming as permitted in and subject to the limitations of the AG-II District, excluding feed lots.
7. Any other use which the Planning Commission finds similar to the uses listed above.
8. Uses, buildings, and structures accessory and customarily incidental to the above uses.

*Sec. 35-238.5. Performance Standards.*

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed seventy (70) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
4. No offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
5. Except for the heating of buildings there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles located upon the lot.
6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

*Sec. 35-238.6. Minimum Lot Size.*

None.

*Sec. 35-238.7. Setbacks for Buildings and Structures.*

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side:
  - a. Ten (10) feet.
  - b. On corner lots, the side yard along the side street shall conform to the front yard provisions of this district.
3. Rear:
  - a. Ten (10) feet.
  - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

*Sec. 35-238.8. Height Limit.*

No building or structure shall exceed a height of forty-five (45) feet. (*Amended by Ord. 4085, 12/15/92*)

*Sec. 35-238.9. Parking.*

As provided in DIVISION 6, PARKING REGULATIONS.

*Sec. 35-238.10. Landscaping.*

1. All front property lines shall be landscaped with a minimum of a five-foot wide planted area.
2. The first five feet of any setback area abutting a lot in a residential or commercial district shall be landscaped and a masonry wall not less than six feet in height shall be provided.

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