

Chapter 19.140**PUBLIC FACILITIES ZONE (PF)**

- 19.140.010 Purpose.**
- 19.140.015 Review Required.**
- 19.140.020 Permitted Land Uses.**
- 19.140.030 Development Standards for Public Facilities.**
- 19.140.040 Other Regulations Applicable to the Public Facilities Zone.**

19.140.010 Purpose.

The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters. (Ord. 6966 §1, 2007)

19.140.015 Review Required.

Any new building or structure or any exterior alteration or enlargement of an existing building or structure shall be subject to Design Review pursuant to Chapter 19.710 (Design Review). As noted in Section 19.040.110 (Public Projects) the provisions of this Title do not apply to City projects. (Ord. 6966 §1, 2007)

19.140.020 Permitted Land Uses.

A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

B. The following uses are permitted as a matter of right in the Public Facilities Zone:

1. Drainage and flood control facilities
2. Any public facility use not involving a structure or building, except for public parks.

C. The following uses are permitted in the Public Facilities Zone subject to the granting of a Conditional Use Permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit) of the Zoning Code.

1. Public buildings and associated grounds used for governmental and related purposes and activities

2. Public educational institutions
3. Public parks and recreation facilities
4. Public rifle, pistol and archery ranges
5. Zoos, arboretums, wildlife preserves and similar uses
6. Water and sewage treatment plants
7. Utility substations
8. Power generation facilities
9. Government agency storage and maintenance yards
10. Public parking garages (Ord. 7064 §5, 2010; Ord. 6966 §1, 2007)

19.140.030 Development Standards for Public Facilities.

A. Setbacks

Any building or other structure established in the Public Facilities Zone shall be set back a minimum of 20 feet from all property lines. For any building adjacent to a zone permitting residential uses, an additional setback of 1 foot for every 2 feet of building height in excess of 45 feet shall be required for any yard area abutting the zone permitting residential uses.

B. Building Height

The maximum height for any building or structure in the Public Facilities Zone shall be 60 feet or 4 stories, whichever is less.

C. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). In addition, any setback abutting a public street shall be fully landscaped.

D. Screening

Utility substations, storage and maintenance yards, and similar facilities that have an industrial character shall be screened from public view by any combination of block walls, landscaping, or durable fencing materials that complement the site. Such screening materials shall have a minimum height of 8 feet.

E. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.

2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

F. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting). (Ord. 6966 §1, 2007)

19.140.040 Other Regulations Applicable to the Public Facilities Zone.

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.38: Pedestrian Food Vendors

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources (Ord. 6966 §1, 2007)