

**PFD "Public Facilities District"** This district is established to manage policies of the comprehensive plan for development of public infrastructure that may be provided by the government, public, or private utility.

- 1) Permitted uses.
  - A) Electric power substations and operation centers.
  - B) Gas and water metering stations.
  - C) Sewage treatment facilities.
  - D) Water supply operations.
  - E) Solid waste transfer stations.
  - F) Landfills.
  - G) Communication towers.
  - H) Any other use of a similar nature when approved by the City Council.
- 2) Design standards.
  - A) The minimum lot area shall be 20,000 square feet.
  - B) The minimum lot width shall be one hundred fifty (150) feet measured along the building setback line.
  - C) Maximum building height is forty (40) feet.
  - D) Minimum setback requirements:
    1. Front yard setback:
      - a. Local roadway: Twenty five (25) feet.
      - b. Collector roadway: Thirty (30) feet.
      - c. Arterial roadway: Thirty five (35) feet.
    2. Side yard setback when adjoining;
      - a. Another lot: Twenty-five (25) feet.
      - b. Local roadway: Twenty five (25) feet.
      - c. Collector roadway: Thirty (30) feet.
      - d. Arterial roadway: Thirty five (35) feet.
    3. Rear yard setback: Twenty-five (25) feet.
  - E) The maximum floor area ratio (FAR) shall be thirty (30) percent.
- 3) General Requirements for Development
  - A) A landfill facility may not abut a residential area or residential land use, and must be located as to provide access to arterial or major collector roads within one-half mile of the site.
- 4) Site Plan Approval.
  - A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.