

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- CF COMMUNITY FACILITIES DISTRICT

A. Purpose of District

The CF Community Facilities District is designed to permit those institutional and related uses which are established in response to the educational, safety and welfare needs of the community.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses:

1. Public kindergartens, elementary and secondary schools, and private kindergartens, elementary and secondary schools whose curricula satisfy the requirements of the State Public School Laws and the regulations of the State Department of Education.
2. Higher Education Institutions: Junior and senior colleges, universities, conservatories and seminaries, offering curricula recognized by collegiate, academic and professional organization accrediting boards.
3. Museums, libraries, fine arts centers, and similar cultural facilities sponsored, operated or maintained for the benefit of the general public.
4. Golf courses (except commercially operated miniature golf courses and commercially operated golf driving ranges) on a site containing a total area of not less than forty (40) acres; parks, playgrounds, community centers and country clubs.
5. Institutions, rehabilitation and training centers operated or sponsored by chartered educational, religious or philanthropic organizations, but excluding uses such as trade schools, which are operated primarily on a commercial basis.
6. Public Safety Facilities: Civil Defense operational centers, police and fire stations and training facilities.
7. Utility buildings and structures: power sub-stations, water tanks and reservoirs, water and sewage treatment plants.
8. Post offices and other governmental uses.
9. Religious Institutions: churches and facilities for worship, fellowship and education.

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C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines.

D. Special Exception Uses

- 1. Medical Care Facilities: Nursing and care homes; hospitals with their related facilities and supportive retail and personal services and uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors.
- 2. Helistop or aircraft landing area for loading and unloading of passengers and air express.
- 3. Day Care Center.

E. Uniform Height and Area Regulations

It is intended by these regulations that development in the CF Community Facilities District shall be compatible with development in the districts which it adjoins.

1. Site Regulations

The site for any use permitted in this district may be composed of one or more parcels of land whether or not the same are contiguous or separated by a dedicated right-of-way. No permit shall be issued for any construction or to establish a use on any site unless the same is identified in an approved subdivision filed in the County Plat Records.

2. Yard Requirements

The yard requirements of each adjoining zoning district shall govern along such common boundary. When the site adjoins other property in the CF District the most permissible yard regulations otherwise applicable shall govern along that portion of the site which adjoins the CF District.

3. Height Limits

The height limits of the contiguous district which has the most permissive height limits shall govern.

4. Bulk Controls

The bulk controls of the contiguous district which has the most permissive bulk controls shall govern.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. Facility Identifications Signs:

- (a) A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten (10) linear feet of frontage along said street; provided however, a minimum of at least one sign shall be allowed having an area of twelve (12) square feet.
- (b) Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Not more than fifty percent (50%) of the total allowable sign may be located in the minimum required yard space along a dedicated street. However, no individual sign in such minimum yard space shall exceed twenty (20) square feet in sign area.

PASSED, ADOPTED AND APPROVED this 14th day of November, 1995.

MIKE EDWARDS - MAYOR

ATTEST:

CHERRY C. ONLEY - CITY SECRETARY

(ORD. NO. 1995-9, 11/14/95)