

Section 39b – PSUZ zone (Public Service Utility)

39B.01- Purpose- To provide for a zone which allows for a variety of public uses on public property while at the same time insuring adequate screening and orderly maintenance at the facility.

39B.02- Permitted Uses- The following uses shall be permitted uses. All applications for a permitted use shall be treated as a Category 4 site plan approval requiring Planning and Zoning Commission approval. The Commission may hold a public hearing on any application. Parking of equipment which is an integral part of maintaining public and quasi public infrastructure; school bus parking and related office facility; commuter parking lots; sand/salt storage provided structures and yards; public offices; public schools; public recreational facilities; and other public uses as deemed appropriate by the Planning and Zoning Commission.

39B.03- Yard Bulk Requirements-

Lot Area: 2 acres

Front Yard: 50 ft.

Side Yard: 20 ft.

Rear Yard: 25 ft.

Lot Coverage: 50% building coverage

Height: 3 stories

Off-street Parking and Loading as required in Section 40.

39B.04- Required Transitional Yards and Screening- In approving any site plan for a new use which abuts a residential land use screening of one of the following types shall be required. All screening shall take maximum advantage of existing natural topographical features and existing plantings.

- A. An earthen berm accompanied with a six (6) foot high evergreen planting on top of the berm.
- B. a six (6) foot high stockade fence on metal fence posts fixed in concrete footings, accompanied with a six (6) foot high evergreen planting between such fence and the abutting residential use.
- C. an eight (8) foot high, six (6) foot wide protective planting strip in accordance with specifications established by the Planning and Zoning Department.

39B.05- Outside Storage- All outside storage areas shall be screened from view to the maximum extent possible. Additionally, outside storage shall be kept in a neat and safe arrangement as determined by the Zoning Enforcement Officer. This section shall be enforced using Section 55.09.

39B.06- Traffic and Other Off-Site Improvements- The Commission reserves the right to require traffic and other off site improvements within a reasonable distance to the proposed development. These improvements may include, but are not limited to, intersection and sidewalk improvements, traffic signalization and signage.

39B.07- Illumination- Interior or exterior lighting, including signs, shall not be of such intensity or located or directed in such a way as to produce glare or discomfort on public street or neighboring properties.

Special Exception Uses

Public Utility Buildings (60.02.11)

Adaptive Historic Preservation (60.02.16)

Bus Stop Shelter (60.02.32)

PSUZ