

3.2-700 Public Land and Open Space Land Use District

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3.2-705 Establishment of the Public Land and Open Space (PLO) District

A. Establishment of the PLO District includes the following categories:

- 1. Government uses, including public offices and facilities;
- 2. Educational uses, including high schools and colleges; and
- 3. Parks and open space uses including, publicly owned metropolitan and regional scale parks and publicly and privately owned golf courses and cemeteries.

B. The PLO District shall also be permitted on properties designated other than Public and Semi-Public as specified in the Metro Plan, a refinement plan, or plan district.

3.2-710 Schedule of Use Categories

The following buildings and uses are permitted in this district as indicated subject to the provisions, additional restrictions and exceptions specified in this Code.

“**P**” = **PERMITTED USE** subject to the standards of this Code.

“**S**” = **SPECIAL DEVELOPMENT STANDARDS** subject to special locational and/or siting standards as specified in SDC 4.7-100.

“**D**” = **DISCRETIONARY USE** subject to review and analysis under Type 3 procedure (SDC 5.9-100) at the Planning Commission or Hearings Official level.

SITE PLAN REVIEW SHALL BE REQUIRED, unless exempted elsewhere in this Code.

<i>Use Categories/Uses</i>	<i>PLO District</i>
Primary Uses (Section 4.7-203)	
Education	
Colleges	S
High Schools	S
Private/Public Elementary and Middle Schools	S
Government	

<i>Use Categories/Uses</i>	<i>PLO District</i>
Primary Uses (Section 4.7-203)	
Libraries	S
Senior/Adult Activity Centers	S
Courts	S
Fire Stations	D
Administrative offices	S
Museums	S
Neighborhood and community centers	S
Performing arts centers	S
Plazas and other sites of public interest	S
Police satellite facilities	D
Post offices	S
Public transit facilities	D
Sports complexes/stadiums	D
Justice Center, a building, including, but not limited to: a police station, courts, administrative offices and a jail	D
Parks and Open Spaces	
Public and private parks and recreational facilities:	
Linear park	P
Neighborhood parks	P
Community parks	S
Regional parks	S
Private areas of greater than 1 acre reserved for open space as part of a cluster or hillside development	P
Publicly and privately owned golf courses and cemeteries	D
R.V. parks and campgrounds within a regional park	S
R.V. parks and campgrounds outside of a regional park and without sanitary sewer service as a temporary use subject to termination when within 1,000 feet of sanitary sewer	D
Secondary Uses (SDC 4.7-203)	
Agricultural cultivation of undeveloped land	P
Cafeteria and restaurants primarily serving the patrons of the development	P
Child care facilities	P
Heliports and helistops	D
Office and storage yards that are incidental to a primary use	P
Mortuaries and chapels associated with cemeteries	D
Maintenance and security residences, excluding mobile homes	D
Low impact public facilities	P
High impact public facilities (SDC 4.7-160)	D
Certain Wireless Telecommunications Systems Facilities	(SDC 4.3-145)

<i>Use Categories/ Uses</i>	<i>PLO District</i>
Primary Uses (SDC 4.7-203)	
Wellness center	S
Parking structures	S

3.2-715 Base Zone Development Standards

The following base zone development standards are established. The base zone development standards of this Section and any other additional provisions, restrictions or exceptions specified in this Code shall apply.

<i>Development Standard</i>	<i>PLO District Requirement</i>
Minimum Lot/parcel Size	None
Lot/parcel Coverage and Planting Standard	Parking, driveways and structures shall not exceed 65 percent of the development area. At least 25 percent of the development area shall be landscaped. EXCEPTION: In the Downtown Exception Area, there shall be no minimum lot coverage standards and no minimum planted area, except for parking lots (6) .
Landscaped Setbacks(1), (2), (3) and (4)	
Street Setback	15 feet (6)
Residential Property Line	20 feet (6)
Parking and Driveway	5 feet
Maximum Building Height(5)	None, unless abutting a residential district
PLO District abuts Residential District	When a PLO District abuts a residential district, the maximum building height shall be defined as the height standard of the applicable residential district for a distance of 50 feet measured from the boundary of the adjacent residential zoning district. Beyond the 50-foot measurement, there is no building height limitation.

- (1) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.
- (2) Required setbacks are measured from the special street setback in SDC 4.2-105N, where applicable.
- (3) Structural extensions may extend into any 5-foot or larger setback area by not more than 2 feet.
- (4) In the Downtown Exception Area, there are no minimum setbacks for administrative offices and other public uses listed under SDC 3.2-710.
- (5) Incidental equipment may exceed the height standards.
- (6) In the Downtown Exception Area, there shall be no minimum planted area except for parking lots as specified elsewhere in this Code.