

# ARTICLE 19.00

## COMMUNITY DISTRICT

### Section 19.01 -- STATEMENT OF PURPOSE

This district is for special public, quasi-public and private uses that are deemed to have special community significance.

### Section 19.02 -- PERMITTED USES AND STRUCTURES

#### A. Principal Uses and Structures

In all areas zoned Community District, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Colleges and universities.
2. Vocational and technical schools.
3. Fire Stations.
4. Offices for charitable organizations.
5. Airports.
6. Buildings or uses of special architectural significance to the City, when so designated by the City Council.
7. Child care centers, as defined in “Residential Care Facilities” in Section 2.02
8. Civic centers.
9. Community centers, buildings and facilities.
10. Cultural facilities, such as museums, and art galleries.
11. Governmental administration offices.
12. Public and private libraries.
13. Hospitals.
14. Public fairgrounds.
15. Public service centers.
16. Sports stadiums and arenas.

17. Hospitality homes, when operated by a non-profit agency to serve as a temporary residence for patients who are receiving medical treatment elsewhere in the community, or their families.
18. Social service agencies, private and nonprofit.
19. Retreat centers.
20. Parks.
21. Golf Courses. Golf driving ranges are an acceptable accessory use.
22. Places of Worship.

**B. Accessory Uses and Structures**

The following uses and structures accessory to principal uses and structures in the Community District shall be permitted, subject to the provisions in Section 3.03:

1. Signs, subject to the provisions in Article 8.00.
2. Off-street parking, subject to the provisions in Article 5.00.
3. Uses and structures incidental to the primary use.
4. Special retail sales promotions and fairs and shows that may include incidental sales activities.
5. Adult educational programs; cultural and recreational activities; public and semi-public meetings and programs, public service club programs and events, and other uses traditionally occurring in school facilities. Secondary uses shall be provided with off-street parking in accordance with Article 5.00.
6. Small Wind Energy Systems.

**C. Permitted Uses with Special Standards**

In all areas zoned Community District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Public Utility Facilities, subject to the provisions in Section 9.02, subsection K.
2. Recreation facilities, subject to the provisions in Section 9.02, subsection L.
3. Day Shelter, subject to the provision of Section 9.02, subsection I.
4. Residential Treatment, subject to the provision of Section 9.02, subsection I
5. Transitional Housing, subject to the provision of Section 9.02, subsection I

**D. Conditional Land Uses**

The following uses may be permitted by the City Council, upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Juvenile services facilities.
2. Cemeteries.
3. Correctional Facilities, subject to the provisions in Section 9.02 M.
4. Water and sewage treatment plants.
5. Wireless Reception Facilities, subject to the provisions in Section 3.16.

## **Section 19.03 -- DEVELOPMENT STANDARDS**

### **A. Site Plan Review**

Site plan review and approval is required for all uses in accordance with Article 27.00.

### **B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the Community District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 26.00, but the user is advised to refer to Article 26.00 for more detailed information and explanatory notes.

Minimum Lot Area	12,000 square feet
Minimum Lot Width	100 feet
Maximum Height of Principal Structure	See footnote P in Article 26.00, Schedule of Regulations
Minimum Setbacks*	
Front	30 feet (measured from front lot line)
Side	25 ft.
Both Sides	50 ft.
Rear	25 ft.
Side Street	30 ft.

\*Setbacks may change due to building height per footnote P in Article 26.00.

### **C. Planned Unit Development**

Planned unit development may be permitted in the Community District as a means to achieve the basic intent of this district, in accordance with Article 24.00.