

CHAPTER 16 - "P" PUBLIC ZONE

Section 16-1. Regulations:

The regulations set forth in this chapter or set forth elsewhere in this ordinance when referred to in this chapter are the regulations in the P (Public Zone). Property zoned Public Zone falls within the Public/Semi-Public Land Use designation on the Future Land Use Plan.

Section 16-2. Approvals:

As these uses are utilized by and provided for the public, any proposed use or change in use of land or building shall be subject to the development requirements set forth in Section 16-7 of this chapter.

Section 16-3. General Description:

The "P" (Public Zone) district is designed to retain and provide land areas owned by the utility companies, private organizations, federal, state, and local governments for public use.

Section 16-4. Uses Permitted:

- a. Civic centers
- b. Public libraries
- c. Fire stations
- d. Auditorium
- e. Armories
- f. Other government offices
- g. Sewage lift stations and water pump houses
- h. Sewage treatment plants and lagoons
- i. Water treatment plants
- j. Court houses
- k. Jails
- l. Municipal landfills
- m. Municipal parking lots
- n. Commercial recreation group occupying publicly owned lands
- o. Community Center
- p. Golf course
- q. Municipal water storage tank
- r. Museum
- s. Park
- t. Playground or athletic field
- u. Swimming pool
- v. Ice arena
- w. Zoo

- x. Airport
- y. Cemetery
- z. Utility Substations
- aa. Public parking structure

Section 16-5 Conditional Uses:

Within any Public District, no structure or land shall be used for the following uses except by a conditional use permit:

- a) Universities, colleges, junior colleges and associated uses
- b) Elementary, middle and high schools (public and private)_
- c) Telecommunications towers

Section 16-6. Interim Uses:

Within any Public District, no structure or land shall be used for the following uses except by an interim use permit:

- a) Modular classrooms on school property with a principal building

Section 16-7. Review Required:

- a) A pre-application meeting with the Development Review Team (DRT) shall be held prior to submittal to Planning Commission. For projects in the “P” zones the composition of the DRT members shall include one (1) member of the Planning Commission and one (1) member of the City Council as appointed by the Mayor.
- b) Rezoning to “P” District. All rezoning applications shall meet the requirements of Section 30-5 of this ordinance.
- c) Proposed use or change of use of land or building on land zoned “P” District. Any such change by any public agency, or other on public land shall require submittal of a conceptual master plan depicting the general layout of uses on the property, access points, traffic flow, general drainage patterns, sensitive environmental feature ad any other additional information as requested by the Development Review Team and shall be submitted to the Planning Commission. The Planning Commission shall review the proposed master plan and make a recommendation to the City Council.
- d) After final approval of the proposed master plan the project shall proceed through the other stage of development approval to meet all development requirements set forth in Section 16-11 and other applicable chapters of the zoning ordinance.

Section 16-7.1 Exemptions:

Alterations or additions equaling not more than twenty-five percent (25%) of the gross floor area of an existing building are exempt from this review.

A processing fee as determined by city fee schedule shall be paid at the time of plan review application.

Section 16-8. Application:

This district shall apply to property under the ownership of local governmental bodies or agencies.

Section 16-9. Parking Regulations:

Each facility located in this district shall be provided with sufficient off-street parking spaces to satisfy the entire parking demand created by such facility. All necessary buffer and screening shall be provided as required in Chapter 24.

Section 16-10. Site Plan and Drainage Required:

- a) As part of the application for plan approval the applicant shall submit a site plan and drainage study and/or plan to include:
 - 1) Site plan drawn to scale indicating property lines, proposed building limits, setbacks, parking lot area and dimensions and total proposed parking spaces, total building coverage and impervious surface percentages, setbacks, landscaping, screening and other requirements as applicable to this ordinance.
 - 2) On-site storm management facilities necessary to drain the project.
 - 3) Inclusion of storm-water detention/retention methods available to reduce the runoff impact from his properties.
 - 4) Statement of impacts, if any, on other properties within the same drainage basin or sub-basin as the proposed project.
 - 5) Drainage calculations using accepted engineering standards and formulas to substantiate the drainage plan and impacts.
 - 6) A recommendation from a registered civil engineer in the State of North Dakota as to the storm drainage management method used.
 - 7) A schedule of implementation of the storm water management project or projects necessitated by the plan, and a statement of the financing method intended to be used.
 - 8) A preliminary grading plan showing how the property will be graded relative to potential drainage impact on adjacent lots.
 - 9) If proposed storm water detention/retention facilities are to be operated and maintained by the City, the applicant shall deed the land necessary for the facilities to the city and provide a dedicated and improved access road to the facilities from a public street. The nature of access road improvements shall be determined on a case by case basis.

Section 16-11. Development Requirements – Landscaping, Building and Site Design:

- a) As with other land development projects, any building constructed or remodeled in the Public Zoning District shall meet specified development requirements. Projects in the “P” zones shall meet the building construction materials and design standards set forth in the C2 zoning district as required in Sec. 11-8 of this ordinance and the C2 landscaping requirements as required in Chapter 24. Compliance with these requirements will be reviewed at the time of site plan review and building permit application.