

PUBLIC (P) ZONE

17.31.010 Established

There is established the public zone and the standards and regulations by which certain land uses may be permitted therein.

17.31.020 Purposes and intent

The purpose of the P zone is to implement those elements of the Comprehensive Plan which deal with community facilities and services. The P zone is intended to provide for the siting and maintenance of publicly owned facilities and institutions. All proposals for rezoning shall be consistent with the goals and policies of the Comprehensive Plan. The P zone is intended for an urban neighborhood setting with public services, improved streets, and public water and sewer systems.

For existing facilities, the P district shall be applied accordingly. For new facilities, the P district shall be applied in conjunction with an application for site plan review.

17.31.030 Permitted uses

The land uses permitted in the P zone are listed in the zoning matrix and generally described as follows:

- A. Governmental offices and administration/maintenance facilities. The executive, legislative, judicial, administrative and regulatory activities of local, state, federal, and international governments or special districts that may perform public services and work directly with citizens.
- B. Public and private schools. Educational services provided by public, private, or parochial institutions. Examples include grade schools, community colleges, public and private colleges or universities.
- C. Community and Cultural Services. Establishments primarily engaged in the provision of services that are strongly associated with community, social, or public importance. Examples include libraries, museums, art galleries, performing arts theaters, and community clubs and organizations.
- D. Post Office. Mailing services provided by the United States Postal Service or contractors, including branch post offices, contract stations, terminals, and distribution centers.

17.31.040 Conditional uses

In accordance with AHMC [17.03.100](#) through [17.03.140](#) and approval may be granted for the following uses in the P zone, when satisfied that the use will conform with the Comprehensive Plan and not have any material adverse effect on neighboring properties:

- A. Religious services involving public assembly such as those that customarily occur in synagogues, temples, and churches.
- B. Social Services. Establishments primarily engaged in the provision of services that are strongly associated with meeting basic needs. Examples include clothing banks, food banks, temporary shelters, and counseling services.

17.31.050 Prohibited uses

All uses not specifically permitted are prohibited.

17.31.060 Development standards

Prior to the issuance of a building permit, evidence of compliance with AHMC [17.11.060](#) through [17.11.140](#) shall be provided to the Planning Department.

17.31.070 Density

No density requirements apply in the P zone, except for those areas within the Fairchild Air Force Base accident potential zones defined in Chapter [17.15](#) AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

17.31.080 Minimum lot area and frontage

No minimum lot size shall apply in the P zone. A minimum street frontage of 60 feet is required.

17.31.090 Minimum yards

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet per story

Corner yard – 15 feet (5 feet for those structures that are outside of the clear view triangle).

B. An additional building setback of a minimum of 50 feet from the right-of-way line or 100 feet from the centerline, whichever is greater, is required along the west side of Hayford Road.

C. The Technical Review Committee may alter these setback guidelines when a design has given adequate attention to the surrounding activities and land uses.

17.31.100 Building coverage and height

A. The maximum building coverage shall be 60 percent of the lot area.

B. The maximum building height shall be 35 feet above the mean ground level.

17.31.110 Parking standards

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

17.31.120 Sign standards

Signage standards for uses in the P zone shall be provided in accordance with the requirements of Chapter [17.24](#) AHMC. P standards will equal those provided for as in a C-1 zone.

17.31.130 Fence and wall standards

Fence and wall standards for uses in the P zone shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

17.31.140 Landscaping standards

Landscaping standards for uses in the P zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC. P standards will equal those provided for as in a C-1 zone.

17.31.150 Storage standards

Storage standards for uses in the P zone shall be provided in accordance with the requirements of

Chapter [17.26](#) AHMC. P standards will equal those provided for as in a C-1 zone