

Public Building and Facilities-1 (PBF-1) District.

(a) *Permitted uses and structures.*

All lawful government uses, except those governmental uses listed hereunder as being permissible only by exception and further provided such uses are consistent with the Comprehensive Plan. This provision shall not preclude essential services meeting the performance standards and development criteria set forth in Part 4 herein from being also located in residential, commercial, industrial and other zoning districts which specifically provide for the same.

(b) *Permissible uses by exception.*

***Uses listed in this section require additional public hearings before the Planning Commission and a favorable vote by the same.**

- (1) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (2) Solid waste management facilities.
- (3) Any government use structure containing more than forty thousand square feet.
- (5) Any government use structures containing more than one principal structure on a lot.

(b) *Minimum lot requirements (width and area).*

None.

(c) *Minimum yard requirements.*

None.

(d) *Maximum height of structures.*

None.

Public Buildings and Facilities-2 (PBF-2) District.

(a) Permitted uses and structures.

- (1) Institutions, including middle and secondary schools, colleges and universities.
- (2) Private clubs.
- (3) Art galleries, libraries, museums and community centers.
- (4) Homes for the aged or orphans, including professional offices associated therewith, and similar uses.
- (5) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (6) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Nursing homes.
- (8) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Hospitals, including professional offices, medical clinics and pharmacies, associated therewith.
- (10) Cemeteries.
- (11) Hospice facilities.

(b) Permissible uses by exception.

***Uses listed in this section require additional public hearings before the Planning Commission and a favorable vote by the same.**

- (1) Communication facilities.
- (2) Private utilities.
- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (5) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use by exception.
- (6) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.
- (8) Homeless center.

(c) Minimum lot requirements (width and area).

- (1) Width--Seventy feet.
- (2) Area--Seven thousand square feet.

(d) Minimum yard requirements.

- (1) Front--Twenty feet.
- (2) Side--Ten feet.
- (3) Rear--Ten feet.

(e) Maximum height of structures.

Thirty-five feet; provided, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of thirty-five feet.

(f) Maximum lot coverage by all buildings

Thirty-five percent.

Public Buildings and Facilities-3 (PBF-3) District.

(a) *Permitted uses and structures.*

- (1) Institutions, including middle and secondary schools, colleges and universities.
- (2) Private clubs.
- (3) Art galleries, libraries, museums and community centers.
- (4) Homes for the aged or orphans and similar uses.
- (5) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (6) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Nursing homes.
- (8) Communication facilities.
- (9) Group care homes meeting the performance standards and development criteria set forth in Part 4.
- (10) Hospitals, professional offices, medical clinics and pharmacies, associated therewith.
- (11) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (12) Public transportation terminals such as airports and bus or train stations including normal uses customarily associated therewith including gift or curio shops, service establishments such as auto rental and travel agencies, barber or beauty shops, retail sales and service of alcoholic beverages for either on- or off-premise consumption, professional and business offices, wholesaling, warehousing, distribution and freight terminals, light manufacturing and fabricating, aeronautical schools, golf courses, agricultural, horticultural and forestry uses, aircraft maintenance and restoration facilities, and similar uses.
- (13) Cemeteries.
- (14) Hospice facilities.

(b) *Permissible uses by exception.*

***Uses listed in this section require additional public hearings before the Planning Commission and a favorable vote by the same.**

- (1) Private utilities
- (2) Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Part 4.
- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Criminal justice facilities.
- (5) Ball parks, stadiums and arenas, etc.
- (6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Reserved.
- (8) Military installations.
- (9) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use by exception.
- (10) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (11) Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.
- (12) Yard waste composting including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (13) Uses which are directly related to a permitted or permissible use by exception in the PBF-3 District, such as:
 - (i) Hotels or motels.
 - (ii) Golf courses.
 - (iii) Service stations.
 - (iv) Restaurants.
 - (v) Car rental agencies.
 - (vi) Fire stations.
 - (vii) Warehousing.

(c) *Minimum lot requirements (width and area).*

- (1) Width--One hundred feet. (2) Area--Ten thousand square feet.

(d) *Minimum yard requirements.* (1) Front--Twenty feet. (2) Side--Ten feet. (3) Rear--Ten feet.

(e) *Maximum height of structures.* Thirty-five feet; provided, however, that height maybe unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of thirty-five feet.

(f) *Maximum lot coverage by all buildings.* Sixty percent