

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) Permitted accessory uses and structures. See [Section 656.403](#).

(c) Permissible uses by exception.

- (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.

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

- (1) Width—100 feet.
- (2) Area—10,000 square feet.

(e) Minimum yard requirements.

- (1) Front—20 feet.
- (2) Side—Ten feet.
- (3) Rear—Ten feet.

(f) Maximum height of structures.

35 feet; provided, however, 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 35 feet.

- (g) Maximum lot coverage by all buildings.**
60 percent.