

ARTICLE 7

(PR) Public Reserve

SECTION 3.7.000 Purpose

The Public Reserve classification is intended to establish districts within which a variety of public service activities may be conducted without interference from inappropriate levels of residential, commercial or industrial activities. It is intended to be applied primarily, though not exclusively, to publicly owned lands.

SECTION 3.7.050 Permitted Uses

In the PR zone, the following uses and their accessory buildings and uses are permitted, subject to the provisions and exceptions set forth by this ordinance:

1. Farm uses.
2. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of the area.
3. Cemeteries.
4. Churches, provided setbacks are maintained from side and rear property lines of at least twenty feet. Alleys contiguous to or within the property being used may be included in the required setback.
5. Clubs, fraternal lodges and assembly halls. Alleys contiguous to or within the property being used may be included in the required setback.
6. Fairgrounds.
7. Fire prevention, detection and suppression facilities.
8. Golf course.
9. Hospitals and nursing homes.
10. Orphanages and charitable institutions.
11. Fish and wildlife management.
12. Parks, playground, campgrounds, boating facilities, lodges, camps, and other such recreational facilities.
13. Schools.

14. A single-family dwelling customarily provided in conjunction with a use permitted in this classification.
15. Uses authorized in a local park master plan or in a jointly adopted state park master plan.

SECTION 3.7.100 Buildings and Uses Permitted Conditionally

In the PR zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provision of §2.060.1 and Article 39 of this chapter.

1. Public or private airports, heliports and landing strips.
2. Solid waste transfer and disposal sites.
3. The placement of hydroelectric, solar, wind or geothermal generation facilities, transmission lines or pipes, substations, and communication facilities.
4. Signs which do not conform to the requirements of §3.7.150.5.

SECTION 3.7.150 Property Development Standards

1. **Size:**
 - a. Minimum property size is one acre or larger when determined necessary for proper sewage disposal by the appropriate sanitation authority in areas not served by a community sanitary sewer system.
 - b. In areas served by community water supply system or by community sanitary sewer system but not both, lots or parcels may have a minimum area of 15,000 square feet.
 - c. In areas which are served by both community water supply system and community sanitary sewer system, the minimum lot or parcel area may be 6,500 square feet.
 - d. For uses not requiring sewage disposal or water supply the minimum lot or parcel size should be appropriate to the proposed use.
2. **Lot Coverage:** Not over 40 percent of the lot shall be covered by all buildings located thereon.
3. **Setbacks:**
 - a. Front Yard: No structure other than a fence or sign shall be located closer than 15 feet from the front property line.

- b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior lots, and 10 feet from exterior side property lines for corner building sites.
4. **Height**: Maximum height for all structures shall be 35 feet, except hospitals, public buildings or churches which may be increased in height to 45 feet.
5. **Signs**:
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs may be illuminated, but shall not be capable of movement, flashing or blinking.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
6. **Parking**: Off street parking shall be provided in accordance with Article 35.