

Sec. 19.20.010. - O Open Space.

- (a) *Purpose.* The O Open Space District is intended to provide for permanent open space in the community and to safeguard the health, safety, and welfare of the people by limiting developments in the areas. Open space, pursuant to California Government Code § 65560, maybe so designated for one of the following reasons:
- (1) Open space for the preservation of natural resources.
 - (2) Open space used for the managed production of resources.
 - (3) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value.
 - (4) Open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions.
- (b) *Permitted uses.* The following uses may be permitted provided, that all buildings, structures and uses shall be only in accordance with the requirements of this section:
- (1) Boulevard and parkway development along arterials.
 - (2) Community entrance roads.
 - (3) Flood control channels, spreading grounds, settling basins, rivers, creeks and wildlife preserves.
 - (4) Freeways.
 - (5) Park and recreational facilities.
 - (6) Pedestrian, bicycle and bridle paths.
 - (7) Planting of shrubbery, trees and similar materials for the purpose of minimizing windstorm, sandstorm and flood damage.
 - (8) Railroad and power line rights-of-way.
- (c) *Uses requiring a permit.* The following uses may be permitted, subject to the issuance of a conditional use permit pursuant to chapter 19.30; provided, that all buildings, structures and uses shall be only in accordance with the requirements of this section:
- (1) Agricultural uses; provided, that there shall be no permanent dwellings on the property.
 - (2) Public and semipublic agricultural and exhibition grounds and related commercial uses normally associated with such uses.
 - (3) Other uses which the commission determines to be similar to the above uses.
- (d) *Property development standards.* The following property development standards shall apply to all lots:
- (1) Maximum population density: no dwellings permitted in the O district, except a watchman or caretaker and his family.
 - (2) No building or structure shall be erected, enlarged or altered in the O district, except for those uses related to those permitted in accordance with chapter 19.30 or section 19.20.010(b). Maximum building height, two stories in height.

(e) *Parking*. For parking regulations, see section 19.06.050.

(f) *Signs*. For sign regulations, see section 19.06.060.

(Ord. No. 934-2015, § 19.20.010, 7-20-2015)

Sec. 19.20.020. - MZ Military zone.

(a) *Purpose*. The MZ military zone district is intended for the property under control of the Marine Corps Logistic Base, Nebo (Logistics Base), or any other United States Department of Defense or directly associated organization established for national defense purposes. It is the expressed intent of the city under this district not to interfere with the military missions or national security interests of the Logistics Base. The MZ military zone district classification shall identify on the zoning map those properties within the city under federal control for military and national security operational, housing, personnel, recreation and similar ancillary military facilities.

(b) *Policies and standards*. The policies and standards of the MZ district shall be as follows:

(1) All land uses and activities conducted in the MZ district shall be under the jurisdiction of the Department of Defense or its subordinate and directly associated agencies.

(2) Other than authority which may be voluntarily negotiated between the Logistics Base and the city, the city shall confine its governing authority for properties within the city limits within the MZ district to that which is legally required by state or federal law, but only per a predicate and appropriate waiver of federal supremacy. In no event will the city take any actions which the Logistics Base and any state and/or federal authority;

(3) Any land use necessary to carry out the Logistics Base military and national security is permitted in the MZ district and is deemed compatible and corresponds with the public/quasi-public land use category of the General Plan. No other zone district is operative or adds any requirements on properties classified MZ.

(c) *Administration*. Properties owned by, and for the use by, the United States government are not subject to local land use control. Properties that are owned by, and then transferred into private ownership shall be rezoned to an appropriate zoning district as recommended by the planning commission, and approved by the city council through a zone change application process, with costs borne by the private property owner. Said zoning shall be consistent with the General Plan.

(Ord. No. 934-2015, § 19.20.020, 7-20-2015)

Sec. 19.20.030. - PF Public facilities.

(a) *Public facilities district*. The public facilities (PF) district is established by this section in order to reserve appropriately located sites consistent with the General Plan for necessary public facilities and public service installations and to provide procedure for their establishment and for the expansion of their operations.

(b) *Permitted uses*. The following uses shall be permitted in the public facilities district:

(1) Public schools, colleges, universities and other types of public educational facilities;

(2)

All facilities, including buildings and grounds, owned by the city, the county, the state, the United States government, a school district, library district, water district, sanitary district, or other type of public service district;

- (3) Concessionaire commercial establishments ancillary to a permitted use;
 - (4) Public utility or public service structures and installations; and
 - (5) Incidental and accessory structures and uses located on the same site with and necessary for the operation of a permitted use.
- (c) *Existing public facilities.* All public uses and structures existing in the PF district on August 1, 1988, are declared to be conforming uses and structures. All city-owned public facilities are under a transition plan to meet current Americans with Disabilities Act requirements.
- (d) *Site area.* The site area in the PF district shall be large enough to accommodate the proposed use and shall be as specified in the approved development plan. No lot upon the effective date of this section shall be subdivided that is less than 6,000 square feet in area, with a minimum width of 60 feet and a minimum depth of 100 feet.
- (e) *Yard requirements.* The minimum front, side and rear yards in the PF district shall be at least equivalent to those required in the district that adjoins the site at the front, side or rear, or is located across a public street from the site. Where the site adjoins or faces more than one district, the district regulations prescribing the greater setback shall govern. Where the side or rear property line of a site adjoins an R (residential) district, a six foot high solid wall or fence may be required at the side or rear property line. Screening (no less than 80 percent opaque) shall be provided when the yard area is used for storage.
- (f) *Landscaping.* In the PF district, the full depth of all required setback areas adjoining a street shall be landscaped or permanently maintained. Off-street parking lots shall be landscaped as prescribed in section 19.06.080 of the Landscape Manual. Except for existing building setbacks, in no case shall the minimum landscaping be less than ten feet.
- (g) *Building height.* The maximum building height in the PF district shall not exceed 35 feet, subject to the following exception: Where the site is completely surrounded by nonresidential districts, a building height not exceeding 55 feet may be permitted. Measurement of building height is defined in section 19.02.
- (h) *Special requirements.* The following special requirements shall apply to all uses in the PF district
- (1) *Objectionable uses and processes prohibited.* No use shall be permitted, and no process, equipment or materials shall be employed which, on the basis of an environmental assessment, are found to be detrimental to the public health, safety or welfare by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, glare, electromagnetic interference, unsightliness, or other objectionable feature or to involve a hazard of fire or explosion.
 - (2) *Outdoor storage of materials.* The outdoor storage of materials and equipment shall be permitted only within an area surrounded by a security fence or wall at least six feet in height, capable of being locked; provided, however, the storage area shall not be located in any required front setback area. Within such storage area, except for trucks or other vehicles necessary for the operation, no materials or equipment shall be stored to a height greater than six feet. Where the storage area is visible from a public street or from adjoining properties in residential, office or institutional use, the storage area shall be screened by a six-foot sight-obscuring wall or fence along the side of the storage area facing the street or use. Any

accessory structures for storage purposes, such as transportation containers, must be located a minimum of 50 feet from any residential zone and shall be subject to review by the planning commission for compatible architectural treatment pursuant to section 19.24.035.

(3) *Processes and activities*. Any process or activity deemed by the planning commission to be unsightly may be required to be screened from view by use of a solid wall or fence at least six feet in height.

(i) *Other requirements*. The following additional requirements shall apply to all uses in the PF district:

(1) For parking regulations see section 19.06.050.

(2) Signs. Subject to section 19.06.060.

(Ord. No. 934-2015, § 19.20.030, 7-20-2015)