

SPECIAL DISTRICTS

§ 1007.130 PSP, PUBLIC AND SEMI-PUBLIC DISTRICT.

(1) *Purpose.* The purpose of the PSP, Public and Semi-Public District is to provide for the establishment of a district designed and intended to aid in guiding development towards fulfillment of the Comprehensive Plan and to serve the following functions:

(a) To provide the community with properly located schools, colleges, and health institutions.

(b) To provide the community with properly located public services, public utilities, and public or private communication antennas.

(c) To provide the community with properly located open green space, parks, playgrounds, and recreational facilities.

(d) To relate public and semi-public locations with thoroughfare system.

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* One (1) acre.

2. *Unsewered Lot.* 10 acres in compliance with City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.* 100 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

a. *Local or Minor Collector Street.* 50 feet.

b. *Major Collector or Arterial Street.* 50 feet.

2. *Rear Lot Line.*

a. *Principal Building.* 30 feet.

b. *Accessory Building.* 10 feet.

c. *Parking Lot.* 10 feet.

3. *Side Lot Line.*

- a. *Principal Building.* 10 feet.
- b. *Accessory Building.* 10 feet.
- c. *Parking Lot.* 5 feet.

(3) *Maximum Building Height.* 45 feet except as allowed by City Code Section 1007.043(3).

(4) *Maximum Impervious Surface Coverage.* 65 percent of the lot area.

(5) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).

(6) *Permitted Uses.* The following are permitted uses in the PSP District:

- (a) All public buildings for county and state government.
- (b) All public buildings for municipal government, such as City Hall, water works, sewage plant, police, fire, etc.
- (c) Public parks, recreation facilities, and golf courses.
- (d) Community Gardens operated by the City.

(7) *Accessory Uses.* The following are permitted accessory uses in the PSP District:

- (a) Accessory buildings and structures in compliance with City Code Section 1007.043(4)(j).
- (b) Fences in compliance with City Code Section 1007.043(18).
- (c) Off-street parking in compliance with City Code Section 1007.044.
- (d) Off-street loading in compliance with City Code Section 1007.045.
- (e) Outdoor storage accessory to the principal use screened from all lot lines in compliance with City Code Section 1007.043(17).
- (f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.

(g) Signs in compliance with City Code Chapter 1010.

(h) Parks, playgrounds, or athletic fields accessory to an allowed principal use.

(8) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) All schools (public and private) provided that:

1. Side yards shall be double that required for the district.

2. Adequate screening from abutting residential uses and landscaping is provided in compliance with City Code Section 1007.043(17) of this ordinance.

3. Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with City Code Section 1007.044 and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with City Code Section 1007.043(17) this ordinance.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by City Code Section 1007.045.

5. The provisions of City Code Section 1007.016 are considered and determined to be satisfied.

(b) Hospitals provided that:

1. Side yards are double the minimum requirements established for this district and are screened in compliance with City Code Section 1007.043(17).

2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled in compliance with City Code Section 1007.043(17).

3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.

4. All State Statutes and regulations governing such use are strictly adhered to and all required operating permits are secured.

5. The provisions of City Code Section 1007.016 are considered and determined to be satisfied.

(c) Two (2) or more buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(9) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

- (a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.
- (b) Telecommunication towers in compliance with City Code Section 1007.054.
- (c) Temporary mobile towers in compliance with City Code Section 1007.054.
- (d) Essential Services.
- (e) Open Air Markets.
- (f) Temporary Structures in compliance with City Code Section 1007.063.
- (g) Transient Merchants.

(10) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

- (a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.
- (b) Farms, Farm Dwellings, Horticulture, and Agriculture.

§ 1007.131 PUD, PLANNED UNIT DEVELOPMENT DISTRICT.

(1) *Purpose.* The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels, as well as the combination or mixture of varying types of residential, commercial, and/or industrial land uses.

(2) *Application.* All permitted, permitted accessory or conditional uses contained in all zoning districts identified in City Code Section 1007.080 through Section 1007.131 shall be directed as potentially permitted uses within the PUD District.

(3) *Procedure.* Whether requested as a rezoning or initially established by City action alone, a PUD, Planned Unit Development District, shall be established and governed subject to the amendment and procedure requirements as outlined in City Code Section 1007.015, plus the procedures, conditions, and standards imposed by City Code Section 1007.024.

(4) Reference to Pre-Existing PDO, Planned Development Overlays that pre-date the adoption of this Chapter have been rezoned to PUD, Planned Unit Development.

(5) List of PUD, Planned Unit Developments. The following is a list of PUD, Planned Unit Developments:

(a) *Rice Lake Estates.*

1. Ord. No. 09-88, Adopted August 8, 1988.

(b) *Pineridge Addition.*

1. Ord. No. 08-90, Adopted September 10, 1990.

(c) *Wenzel Farms.*

1. Ord. No. 04-91, Adopted April 8, 1991.
2. Ord. No. 06-91, Adopted April 8, 1991.

(d) *Park Grove.*

1. Ord. No. 15-92, Adopted August 10, 1992.

(e) *Quail Ridge.*

1. Ord. No. 15-92, Adopted August 10, 1992.

(f) *Willow Ponds.*

1. Ord. No. 17-92, Adopted September 14, 1992.
2. Ord. No. 11-95, Adopted July 10, 1995.

(g) *Country Lake Estates.*

1. Ord. No. 93-10, Adopted July 26, 1993.

(h) *Trappers Crossing.*

1. Ord. No. 14-94, Adopted August 22, 1994.

(i) *Behms Century Farm.*

1. Ord. No. 08-95, Adopted May 8, 1995.

(j) *Apollo Meadows Townhomes (CIC 34).*

1. Adopted December 16, 1996.

(k) *Surfside Addition.*

1. Ord. No. 22-97, Adopted September 8, 1997.
2. Res. No. 99-47, Adopted June 28, 1999.

(l) *Highland Meadows West.*

1. Ord. No. 32-97, Adopted November 10, 1997.
2. Ord. No. 03-00, Adopted February 14, 2000.

(m) *Clearwater Creek 3rd-5th Addition.*

1. Ord. No. 08-99, Adopted April 26, 1999.

(n) *Apollo Business Park (CIC 224 Lino Lakes Condo).*

1. Ord. No. 09-99, Adopted April 26, 1999.

(o) *Peregrine Pass.*

1. Res. No. 99-25, Adopted May 24, 1999.
2. Ord. No. 14-99, Adopted June 14, 1999.

(p) *Spirit Hills Center.*

1. Ord. No. 08-02, Adopted December 9, 2002.

(q) *Keefe Estates.*

1. Ord. No. 05-03, Adopted March 10, 2003.
- (r) *Millers Crossroads.*
1. Ord. No. 20-03, Adopted October 13, 2003.
- (s) *Lino Lakes Market Place.*
1. Ord. No. 03-05, Adopted July 11, 2005.
 2. Ord. No. 04-05, Adopted June 27, 2005.
- (t) *Century Farm North.*
1. Ord. No. 03-12, Adopted April 28, 2003.
- (u) *Raven's Hollow.*
1. Ord. No. 03-17, Adopted August 25, 2003.
- (v) *Miller's Crossroads.*
1. Ord. No. 03-20, Adopted October 13, 2003.
- (w) *Legacy at Woods Edge.*
1. Ord. No. 04-02, Adopted February 9, 2004.
 2. Ord. No. 08-14, Adopted December 8, 2008.
 3. Ord. No. 09-11, Adopted November 23, 2009.
- (x) *Rich Creek Covenant Church.*
1. Ord. No. 04-04, Adopted March 22, 2004.
- (y) *Pheasant Hills Preserve Twelfth Addition.*
1. Ord. No. 04-22, Adopted October 12, 2004.
- (z) *Fox Den Acres.*
1. Ord. No. 04-26, Adopted January 24, 2005.
- (aa) *The Preserve.*
1. Ord. No. 06-08, Adopted September 11, 2006.
- (bb) *Vaughn's First Addition.*

1. Ord. No. 08-02, Adopted February 25, 2008.
- (cc) *Southwest Quarter of Section 28, Township 31, Range 22.*
1. Ord. No. 14-01, Adopted February 24, 2014.
- (dd) *Century Farm North.*
1. Ord. No. 14-06, Adopted August 11, 2014.
- (ee) *Watermark.*
1. Ord. No. 16-04, Adopted June 27, 2016.
- (ff) *Clearwater Creek Business Park.*
1. Ord. No. 16-07, Adopted August 8, 2016.
- (gg) *Nature's Refuge.*
1. Ord. No. 18-05, Adopted June 25, 2018.
- (hh) *Saddle Club Fourth Addition.*
1. Ord. No. 18-06, Adopted June 25, 2018.
- (ii) *Lyngblomsten.*
1. Ord. No. 19-07, Adopted April 22, 2019.