

## ARTICLE 9

### PUBLIC/SEMI-PUBLIC DISTRICT

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#### **Sec. 9-01 Description and Purpose**

(a) **P/SP Public/Semi-Public District.** The Public/Semi-Public District is intended to provide suitable locations for desirable and necessary community facility activities, such as schools, hospitals, and public and private recreational areas which serve the residents of the Township, and to limit the location, size, and character of these uses so that the activity which they generate does not become a nuisance and will not overburden the facilities of the Township.

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#### **Sec. 9-02 Uses Permitted**

(a) Land and/or buildings in the districts indicated at the top of Table 9-02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 9-02 may be used for the purposes denoted by “S” after special land use approval by the Planning Commission in accordance with the procedures and requirements of *Article 18 and Article 19*. The “Requirements” column indicates additional requirements or conditions applicable to the use.

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<b>Table 9-02</b> <b>Schedule of Public/Semi-Public Uses</b>		
	<b>P/SP</b>	<b>Requirements</b>
<b>Services</b>		
Health Care Centers & Extended Care Facilities	P	(1)
Hospitals	P	(1)
Medical Centers/Urgent Care	P	(1)
Medical Offices	P	(1)
Parks & Public Recreation Facilities	P	
Special Events	S	<b>Sec. 13-14(a)</b>
Swimming Pool Clubs & Recreation Clubs	P	
<b>Public, Institutional, &amp; Utilities</b>		
Cable TV Reception & Broadcasting Stations – excl. Commercial Antenna	P	
Churches, Temples or other Places of Worship or Public Assembly	P	
Colleges & Universities & other such Institutions of Higher Learning	P	(2)
Courts	P	
Governmental Administrative Offices	P	

**Table 9-02**  
**Schedule of Public/Semi-Public Uses**

	<b>P/SP</b>	<b>Requirements</b>
Essential Public Services	<b>P</b>	
Essential Public Service/Utility Buildings	<b>P</b>	
Halls for Private Clubs & Membership Organizations	<b>P</b>	
Job Training Centers	<b>P</b>	
Libraries	<b>P</b>	
Pipeline Stations	<b>P</b>	
Police & Fire Stations	<b>P</b>	
Post Office	<b>P</b>	
Radio & Television Broadcasting Stations	<b>P</b>	
School, Primary & Secondary	<b>P</b>	
School, Trade/Vocational	<b>P</b>	
Sewage Treatment Plants	<b>P</b>	
Telephone Administrative Offices	<b>P</b>	
Telephone Switching Stations	<b>P</b>	
Water Treatment & Supply Facilities	<b>P</b>	

(b) Uses noted in Table 9-02 shall comply with the following requirements:

**(1) Health Care Facilities, Hospitals, & Medical Centers**

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a. The minimum site area shall be five (5) acres and site must abut a state truckline or Class A all weather county primary road, with all ingress and egress directly to and from that road.

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b. Ambulance and delivery areas shall be obscured from the views of all residential properties with a wall or barrier of opaque material at least six (6) feet in height.

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c. All structures shall be a minimum of one hundred (100) feet from any lot line of an adjacent Residential District.

d. Main buildings may be up to five (5) stories or sixty (60) feet in height.

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**(2) Colleges, Universities, and other such Institutions of Higher Learning**

a. All access to said site shall be directly from a major or secondary thoroughfare of at least eighty-six (86) feet of right-of-way, existing or proposed.

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b. All structures shall be a minimum of one hundred (100) feet from any lot line of an adjacent Residential District.

## Sec. 9-03 District Regulations

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(a) **Public-Semi-Public Schedule of Area and Bulk Requirements.** All lots, buildings and structures shall comply with the area height and bulk requirements in Table 9-03.

Table 9-03	
Public/Semi-Public Schedule of Area and Bulk Requirements	
Districts	P/SP
<b>Lot Requirements</b>	
Minimum Lot Area (sq.ft.)	--
Minimum Lot Width(ft.)(1)	200
<b>Setback Requirements</b>	
Front Yard(ft.)(2)	100
Side Yard	Least One(ft.)
	Total Both(ft.)
Rear Yard(ft.)(3)	40
Natural Feature/Waterfront(ft.)(4)	25
<b>Maximum Building Height</b>	
In Feet	40
In Stories	3
<b>Maximum Lot Coverage</b>	
Max. Lot Coverage %(5)	50

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(b) **Notes.** The following notes apply to Table 9-03.

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(1) **Lot Frontage.** All lots shall have frontage on a dedicated public road, approved private road, or shared driveway meeting the requirements of *Article 16* in order to be considered “accessible.” All lots must meet the minimum lot width requirements at the minimum setback line.

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(2) **Setbacks.** Setback requirements shall be provided whether the right-of-way is public, private, or an access easement.

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(3) **Storage.** All outside storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent Residential or Business District or from a public road.

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(4) **Natural Features Setback.** A twenty five (25) foot natural feature setback shall be maintained from the ordinary high water mark (shoreline) of any lake, pond, or stream and to the edge of any drainageway, or regulated wetland. All waterfront uses must meet the requirements of *Article 24*.

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(5) **Maximum Lot Coverage.** The maximum lot coverage ratio shall be calculated as the maximum allowable ground area that may be covered by main buildings and above ground accessory structures as a percentage of the lot area.

(Ord. #243, 8/1/08)