

CHAPTER 26 SONOMA COUNTY ZONING REGULATIONS*

Article 52. PF Public Facilities District.Sec. 26-52-005. Purpose.Sec. 26-52-010. Applicability as a combining district.Sec. 26-52-020. Applicability as a base district.Sec. 26-52-030. Permitted uses.Sec. 26-52-040. Uses permitted with a use permit—Special districts.Sec. 26-52-050. Building intensity and development criteria.**Sec. 26-52-005. Purpose.**

Purpose: to provide sites which serve the community or public need and to protect these sites from encroachment of incompatible uses. The PF district shall be applied as a base zoning district to identify existing public facilities consistent with the provisions of Section 2.5 of the general plan land use element. The PF district shall be applied as a combining district to generally indicate those areas in which a future public facility is needed. (Ord. No. 4643, 1993.)

Sec. 26-52-010. Applicability as a combining district.

Development of properties where "PF" is applied as a combining district shall comply with the regulations established by the applicable base district. Development entitlements may be subject to provision of a contribution to public service or infrastructure needs identified in the general plan or applicable specific or area plan. (Ord. No. 4643, 1993.)

Sec. 26-52-020. Applicability as a base district.

Development of properties where PF is applied as a base district shall comply with the provisions of Sections 26-52-030 through 26-52-050, inclusive. (Ord. No. 4643, 1993.)

Sec. 26-52-030. Permitted uses.

Permitted uses include the following:

- (a) Any facilities owned and operated by a city or the county;
- (b) Facilities for the production, generation, storage or transmission of water by a special district;
- (c) Facilities for the production or generation of electrical energy by a special district;
- (d) Special district electrical substation facilities receiving less than one hundred thousand (100,000) volts;
- (e) Special district facilities approved subject to Section 12808.5 of the Public Utilities Code

(electrical transmissions and distribution lines);

(f) Incidental on-site administrative offices, vehicle and equipment storage and repair related to the above uses;

(g) Small collection facilities as an accessory use to any permitted use subject to the provisions of Section 26-88-070;

(h) Attached commercial telecommunication facilities subject to the applicable criteria for such facilities in the CO district set forth in Section 26-88-130;

(i) Minor freestanding commercial telecommunication facilities subject to the applicable criteria and procedures for such facilities set forth in the base district which is predominant in the area outside of the boundary of the PF district and in closest proximity to the proposed location of the facility;

(j) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130;

(k) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to zoning permit approval and the standards in Section 26-88-135;

(l) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section. (Ord. No. 5435 § 2(qq), 2003; Ord. No. 5342 § 3, 2002; Ord. No. 4973 § 11(a), 1996; Ord. No. 4643, 1993.)

Sec. 26-52-040. Uses permitted with a use permit—Special districts.

Uses permitted with a use permit include the following:

(a) Elementary schools, junior high schools, high schools and colleges;

(b) Community centers, libraries, museums and similar cultural uses;

(c) Government offices and public safety facilities (including law enforcement and fire protection);

(d) Park and recreational facilities, including publicly owned golf courses;

(e) Churches, cemeteries, mausoleums, columbariums and crematoriums;

(f) Public utility buildings and public service or utility uses (telecommunication facilities excepted), including but not limited to electrical substations receiving more than one hundred thousand (100,000) volts, service yards, parking lots and sewage and waste water treatment storage and disposal facilities;

(g) Administrative offices, vehicle and equipment storage and repair;

(h) Caretaker unit;

(i) Exploration and development of low temperature geothermal resources for other than power development purposes provided that at a minimum it is compatible with surrounding land uses;

(j) Day care center;

(k) Large residential community care facility;

(l) Intermediate and major freestanding commercial telecommunication facilities subject at a minimum to the applicable criteria and procedures set forth in the base district which is predominant in the area outside of the boundary of the PF district and in closest proximity to the proposed location of the facility;

(m) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at

a minimum to the applicable criteria set forth in Section 26-88-130;

(n) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135;

(n) Other nonresidential uses of a similar and compatible nature to those uses described in this section. (Ord. No. 5435 § 2(rr), 2003; Ord. No. 4973 § 11(b), (c), 1996; Ord. No. 4643, 1993.)

Sec. 26-52-050. Building intensity and development criteria.

The use of land and structures within this district is subject to this article, the applicable regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the general plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

(a) Maximum Building Height.

(1) Thirty-five feet (35') for the main building and fifteen feet (15') for accessory buildings, provided that additional height may be permitted if a use permit is first secured.

(2) Maximum height for telecommunication facilities is subject to the standard set forth in the base district which is predominant in the area outside of the boundary of the PF district and in closest proximity to the proposed location of the facility.

(b) Minimum Lot Size. Six thousand (6,000) square feet unless additional area is required by any B combining district.

(c) Minimum Lot Width. The minimum average lot width within each lot is sixty feet (60').

(d) Maximum Lot Coverage. Forty percent (40%).

(e) Yard Requirements. The following shall apply except that if the subject property adjoins land which is zoned AR or is designated as agricultural land, the use is subject to the requirements of Section 26-88-040(g).

(1) Front Yard. Not less than twenty feet (20'), provided, however, that no structure shall be located closer than forty-five feet (45') to the centerline of any public road, street or highway.

(2) Side Yard. Not less than five feet (5') except where the side yard abuts a street in which case such yard shall be the same as the front yard.

(3) Rear Yard. Not less than twenty feet (20').

(4) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line.

(5) Cornices, eaves, canopies and similar architectural features may extend two feet (2') into any required yard. Uncovered porches, fire escapes or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard.

(6) Where twenty-five percent (25%) or more of the lots on any one (1) block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the restrictions of subsection (e)(4) of this section.

(7) Accessory buildings may be constructed within the required yards on the rear half of the lot; provided, that such building(s) shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on the same or adjacent lots.

(f) Parking Requirements. Parking shall be provided in accordance with the standards

established in Article 86. (Ord. No. 4973 § 11(e), 1996; Ord. No. 4643, 1993.)

[<< previous](#) | [next >>](#)