

**PROPOSED Chapter 18.260  
PUBLIC FACILITY DISTRICT  
(PF)**

**Sections:**

18.260.010	Purpose.
18.260.020	Applicability.
18.260.030	Uses.
18.260.040	Review required.
18.260.050	Lot requirements.
18.260.060	Dimensional standards.
18.260.070	Development standards.

**18.260.010 Purpose.**

The purpose of the public facility district is to implement the PF designation of the RUACP and plan policies as they relate to publicly held properties or properties which serve broad public purposes. Specifically, this district implements RUACP Chapter Seven, Public Facilities, and accommodates the facilities prescribed in the Ridgefield Capital Facilities Plans (RCFP) and those plans adopted by reference in the RUACP.

The public facility district is created to accommodate public and semi-public land uses including, but not limited to, educational, utility, infrastructure and emergency service facilities necessary to serve city or regional residents. Although these are necessary components of modern urban life, their scale or probable adverse impacts require special review and extensive public involvement prior to approval. Among the public burdens such development can impose are: noise, odors, traffic congestion, threats to public safety, hazardous materials, stormwater run-off, water pollution or environmental degradation. In order to fulfill public necessities and reduce the burden upon the public elsewhere, the city finds that the public facility district is essential to protect public health, safety and general welfare.

(Ord. 676 § 1 (part), 1995).

**18.260.020 Applicability.**

A. The PF district shall be applied to all land designated as PF on the Comprehensive Plan map.

**18.260.030 Uses.**

A. Uses shall comply with the provisions of RDC 18.205.

**18.260.040 Review required.**

A. All uses shall complete site plan review per RDC 18.500.

**18.260.050 Lot requirements.**

A. There is no minimum or maximum lot size, lot width, or lot depth for development in the public facility zone.

**18.260.060 Dimensional standards.**

A. Setbacks. All buildings, parking and storage areas shall be set back as follows:

1. Setback from streets: minimum of 20 feet.
2. Side lot and rear setbacks: minimum of 20 feet from any adjoining property.
3. These setbacks may be increased through the conditional use process.

B. No structure shall exceed 35 feet in height unless it is identified in the RCFP and the appropriate review authority approves the additional height as an adjustment or variance pursuant to RDC 18.350.

(Ord. 676 § 1 (part), 1995).

**18.270.070 Development standards.**

A. Signs. Signs shall be permitted in accordance with Chapter 18.710.

B. Lighting. Exterior lighting shall comply with Chapter 18.715.

C. Parking. Off-street parking is subject to compliance with Chapter 18.720.

D. Landscape requirements.

1. Landscaping shall meet the requirements of RDC 18.725.
2. A minimum of 25 percent of each site within the PF district shall be landscaped.

E. Fences. Fences are subject to compliance with Chapter 18.740.

(Ord. 676 § 1 (part), 1995).