

SECTION 29A. "P-S" PUBLIC SERVICE DISTRICTS

The following regulations shall apply in all "P-S" Districts:

A. Uses Permitted.

1. All uses permitted in "S-3A" Districts.
2. County-owned sewage treatment plants, including incinerators, and sanitary sewage pumping and lift stations.
3. County-owned trash collection, transfer, separation and disposal facilities, including incinerators.
4. County-owned water storage, treatment and pumping facilities.
5. Communication and electric utility plant facilities and distributing substations.
6. Publicly owned or controlled buildings, properties and uses of all kinds including, but not limited to, repair garages, storage areas and yards and warehouses. As used herein, "publicly owned or controlled" refers to ownership or control by any government authority or other political subdivision.
7. Courthouses, jails, and County government administration buildings located on sites designated "government and community facilities" on the general land use plan and adjacent to or across the street from a zoning district in which heights greater than seventy-five (75) feet are allowed may be constructed to a height which does not exceed that of the adjacent district, and exceptions may be made to the provisions of subsections B. and D. below, subject to the following:
 - a. A use permit from the County Board under the provisions of Section 36.G. of the ordinance must be obtained.
 - b. No use permit shall be granted for a structure which exceeds a height of one hundred eighty (180) feet. The County Board may approve bonus height of up to eleven (11) percent, not to exceed two hundred (200) feet, for the focal point courthouse or County government administration building for a metro station area, as defined by approved sector plans, where the added height will clearly be used to create an architectural feature which would be recognized by the standards of professional architecture and professional city planning to be the focal point for the area.

(Ord. No. 83-21, 7-13-83; Ord. No. 89-20, 7-8-89; Ord. No. 89-21, 8-12-89)

B. Height Limit.

Same as specified in "M-1" Districts, except smokestacks and water towers may, by use permit, exceed the height limit of "M-1" Districts, provided, however, that publicly owned or controlled recreation buildings or aquatic centers or properties, located on sites designated "North Tract Special Planning District" on the General Land Use Plan may be constructed to a height which does not exceed one hundred (100) feet. (12-9-06)

C. Area Requirements.

None.

D. Bulk, Coverage, Placement and Parking.

Same as specified in "M-1" Districts. (See Sections 32 and 33.)
(2-4-75)