

DIVISION 8. - QP QUASI-PUBLIC DISTRICT

Sec. 36-337. - Scope and purpose.

The purpose of the QP Quasi-Public District is to:

- (1) Provide notice of areas approved for public or quasi-public use by delineating those areas on the zoning map; and
- (2) Retain and preserve public and quasi-public areas needed for the growth and general welfare of the city as a whole.

(Code 1991, § 19-260; Ord. No. 118, § 5, 3-12-2007)

Sec. 36-338. - Uses permitted by right.

The following uses are permitted as of right in the QP district:

- (1) Federal, state, county, municipal or township organization buildings and facilities, including, but not limited to, offices, administration buildings, libraries, museums, halls, post offices, police stations, fire stations, courts, civic centers, and centers for social activity such as lodges and fraternal organizations.
- (2) State, metropolitan, or municipally owned and operated parks, parkways, open spaces, and accessory facilities.
- (3) Public, parochial, and private schools and educational facilities, including institutions for higher education not operated for profit.
- (4) Churches, houses of worship, convents, cemeteries, parsonages, and other housing for religious personnel.
- (5) Essential service and utility buildings and structures, water reservoirs and tanks, telephone exchanges, transformer stations, substations, and distribution facilities, provided all equipment and appurtenances are within an enclosed structure or screened from view, except for outdoor equipment, appurtenances, or storage, which are accessory to a permitted or conditional use and screened from view from the public right-of-way.

(Code 1991, § 19-261; Ord. No. 118, § 5, 3-12-2007)

Sec. 36-339. - Uses permitted by special use permit.

The city council may authorize following uses by special use permit in the QP district if the general spirit and purpose of the QP district are maintained and the general standards identified in section 36-463 are satisfied:

- (1) Wireless communication facilities, including towers.
- (2) Utility structures, substations, and distribution facilities where equipment and appurtenances are not within an enclosed structure or screened from view.

(Code 1991, § 19-262; Ord. No. 118, § 5, 3-12-2007)

Sec. 36-340. - Site development requirements.

The following minimum and maximum standards shall apply to all uses and structures in the QP district except as modified by this chapter or special use permit:

- (1) *Minimum lot area.* No building or structure shall be established on any parcel less than 5,000 square feet.
- (2) *Minimum frontage.* Each parcel shall have continuous frontage of not less than 50 feet along a public thoroughfare.
- (3) *Minimum lot dimensions.* The minimum width shall not be less than 50 feet; and the minimum depth shall not be less than 100 feet.
- (4) *Yard setback requirements.*
 - a. Front yard: 25 feet.
 - b. Side yards; Ten feet except in the case of a corner lot where the side yard on the street side shall not be less than the setback required on the front yard.
 - c. Rear yard: 35 feet.
- (5) *Maximum height requirements.* No structure shall exceed 35 feet from the average finished grade.
- (6) *Maximum lot coverage.* 30 percent.

(Code 1991, § 19-263; Ord. No. 118, § 5, 3-12-2007)

Secs. 36-341—36-368. - Reserved.