
ARTICLE

12

PUBLIC FACILITIES DISTRICT

SECTION 1200
PUBLIC FACILITIES (PF)

The purpose of this article is to provide a specific zoning classification for a variety of public facilities to promote the proper location of these uses and insure their long-term continuity and compatibility with adjacent land uses.

SECTION 1201
Mandatory Referral for Public Facilities
See Section 295 "Statutory Exemptions."

SECTION 1211
Principally Permitted Uses

1. Federal, state, regional, county, and local and other governmental and public utility offices and facilities including executive, legislative, judicial, administrative and U. S. offices, post offices.
2. Police, fire, civil defense and other protective and related services;
3. Primary, elementary, middle and junior high, secondary, and high schools;
4. Community colleges, colleges and universities;
5. Vocational or trade schools, professional schools, business colleges, and special training and schooling facilities;
6. Hospital complex;
7. Medical, dental or optical clinics;
8. Mental health facility, inpatient;
9. Elderly housing facility;
10. Nursing home;
11. Substance abuse treatment facility, inpatient;
12. Substance abuse treatment facility, outpatient;
13. Cemeteries and mausoleums including funeral houses and crematoriums;

14. Libraries, museums, art and craft galleries, conservatories and cultural exhibits;
15. Churches or religious assembly uses including apartment dwelling units related to the religious use;
16. Passive open space including general, leisure, ornamental and other parks, spaces, trails, bikeway, pedestrian mall systems and similar uses;
17. Day care centers;

SECTION 1212

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses or spaces of integral relation to the district defined to be:
 - a. Planetaria, aquariums, botanical gardens, and arboretums, zoos, nature preserves, wildlife sanctuaries, and other natural exhibitions;
 - b. Historic sites, structures, monuments, and other exhibits available for public viewing;
 - c. Auditoriums, exhibition halls and other public or miscellaneous assembly;
 - d. Golf driving ranges;
 - e. Golf courses, tennis courts, ice skating, roller skating, bowling, and like sports activities;
 - f. Play lots or tot lots, playgrounds, play fields or athletic fields, recreation centers, gymnasiums, clubs, and other athletic uses and structures;
 - g. Swimming beaches and swimming pools;
 - h. Yachting, boat rental, boat access sites, and other marina activities;
 - i. Camping, picnicking, hiking areas, trails and other recreational uses;
 - j. Hunting and fishing grounds;
2. Dwelling unit(s) for the owner-operator or resident manager or detective, protective, and similar personnel or for the resident staff and employees when the primary use involves a work force on 24 hour shifts; including:
 - a. Private garages and parking;
 - b. Structures such as fences and walls;
 - c. Buildings such as storage sheds;
 - d. The keeping of security dogs, etc.;
3. The administration, management, stenographic, reproduction, research, and any related or integral office use or activity of the permitted use;
4. Signage (See Article 34);
5. Parking (See Article 33);

6. Temporary buildings incidental to construction;
7. Blueprinting and photocopying services;
8. Cafeterias, food service for employees;
9. Books, stationery, and limited sales of office supply articles;
10. Postal services;
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

SECTION 1213

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees or users of the district's permitted uses; or b) the activity is of integral relation to the purpose of the district; c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract, or conflict with the purpose and permitted use of the district; and d) provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices;
2. Travel, transportation or promotional event ticketing and forwarding services;
3. The writing, publishing, and production of newspapers, periodicals, books and related media;
4. Retail sale of drug and proprietary goods (Not Applicable within the City of Florence);
5. Amphitheaters, theaters, playhouses, and other entertainment assemblies;
6. Stadiums, arenas, field houses, and other sports assembly uses and structures;
7. Prisons and other correctional institutions;
8. Military bases and reservations;
9. All principally permitted uses in an Office One (O-1) zone;
10. Transitional housing facilities (Not Applicable within the City of Florence);
11. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

SECTION 1214

Intensity

The maximum total intensity of all uses in a Public Facility district shall not exceed 25,000 square feet of gross floor area per acre.

SECTION 1215**Minimum Size**

There are no minimum size or extent of land common of Public Facilities uses or districts; rather a district may include a single private or public lot of record, if the general performance of the specified use and its affected land so merits.

SECTION 1216**Minimum Standards**

All permitted, accessory and conditional uses, buildings, or structures in this district are subject to:

1. Any resolution or order of Boone County or the Commonwealth of Kentucky or law of the United States regulating nuisances, environment and safety;
2. Any prior conditions which may be prescribed by the Northern Kentucky Independent District Health Department governing provision for or operation of the use, building or structure and its environs;
3. All permitted uses subject to local zoning regulations must meet the requirements of Article 30, Site Plan Review;
4. See Article 31 for dimensional standards for uses that are governed by local zoning regulations.