

SECTION 3.024: COMMUNITY PUBLIC USE ZONE (CP)

- (1) **PURPOSE:** The purpose of the CP zone is to designate areas for public uses in unincorporated communities. The zone is intended to accommodate public service, recreational and open space needs of the community, surrounding rural areas, and visitors.
- (2) **USES PERMITTED OUTRIGHT:** In the CP zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
 - (a) Not-for-profit child daycare facilities.
 - (b) Community meeting buildings and associated facilities.
 - (c) Fire and ambulance stations.
 - (d) Public and semipublic buildings, structures and uses essential to the physical, social, cultural and economic welfare of the area.
 - (e) Public park and open space uses, including rest areas and waysides.
 - (f) Public recreational facilities, including playing fields.
- (3) **STANDARDS:** Land divisions and development in the CP zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
 - (a) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.
 - (b) Structures shall be either constructed on the property line or setback at least 3 feet.
 - (c) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
 - (d) All uses shall meet off-street parking requirements as provided in Section 4.030.
 - (e) Buildings shall not exceed 35 feet in height.
 - (f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.