

Zone District: S-1 (Governmental Use District)

Purpose. The standards of this district are designed to retain and provide land areas held, used, or controlled for governmental purposes by or for any department or branch of government, federal, state, county, municipal, school, or special district, either as owner or under contract or lease with another person, and to place the public and all elected officials and public agencies on notice of proposed changes in the use and development of such public lands.

Governmental purpose means and includes any use or activity which is reasonably necessary in the discharge of a public or governmental function, whether it is performed by a governmental entity or another person for or on behalf of a governmental entity.

Permitted Uses **§ 17-4-51 (16)**

Uses by right.

A *use by right* is any use of land for governmental purposes by or for any governmental body or agency, including those listed in Subparagraph a above, either as owner or under contract or lease with another person. When any property zoned S-1 is to be developed or redeveloped, the development plan therefor shall be first submitted for review and approval by the Planning and Zoning Commission. The decision of the Planning and Zoning Commission shall be made after notice and public hearing has been held in the manner required for a zoning map amendment. The Planning and Zoning Commission may approve, disapprove, or approve the development plan with conditions normally imposed or required for development of similarly situated private property, including but not limited to the effect of the development plan on adjacent properties, matters relating to lot area, dimensions, and coverage, building heights, setbacks, landscaping, loading zones, parking, and lighting.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

Property zoned S-1 may be used for a nongovernmental purpose only upon issuance of a special use permit by the Planning and Zoning Commission after notice has been given and a public hearing has been held in the manner required for a zoning map amendment. Before any special use permit is issued, the Planning and Zoning Commission shall determine that the proposed use is in compliance with, and satisfactory provisions and arrangements have been made concerning the matters set forth in Subsections 17-5-33(5)a through h. The Planning and Zoning Commission shall determine the length of time for which a special use permit may be granted, and it may schedule review hearings on the permit at time intervals deemed reasonable. The Commission may also attach reasonable conditions to the special use permit that relate to the health, safety, morals, and general welfare of the public.

Conditional Use. A Conditional Use is any of the following uses which are permitted only upon issuance of a conditional use permit (see table below).

Uses by right.

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| 1. Accessory community garden | 8. Government use, other | 17. School, college or university |
| 2. Accessory emergency generator | 9. Heliport, commercial or private | 18. School, general |
| 3. Accessory heliport, emergency medical | 10. Heliport, emergency medical | 19. School, preschool |
| 4. Airport, commercial or public | 11. Library | 20. School, trade |
| 5. Airport Private | 12. Museum | 21. Solar array |
| 6. Cemetery | 13. Parking lot | 22. Transit station |
| 7. Community center | 14. Parking structure | |
| | 15. Parks, trails and open space | |
| | 16. Public utilities | |

Uses by review.

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| 1. Child care center | 4. Farmer's market | 7. Non-governmental use, other |
| 2. Commercial established | 5. Flea Market | 8. Temporary construction yard |
| 3. Composting facility | 6. Golf course | |

Conditional uses:

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| 1. Accessory antenna | 6. Mobile food unit |
| 2. Accessory solar array | 7. Temporary outdoor sales, seasonal |
| 3. Community garden | |
| 4. Development in a flood plain | |
| 5. Legal non-conforming uses | |