

CHAPTER 12. PUBLIC INSTITUTIONAL

Section EV3.1201 Intent

The Public Institutional District is intended to preserve and protect public facilities and those privately owned facilities which provide a service to the general public, including schools, post offices, fire stations, hospitals, civic centers, and publicly owned land. Due to the broad service function of this District and the difficulty of planning all public uses in advance, the Public Institutional District may be designated throughout the plan area, provided the use does not conflict with other established uses.

Section EV3.1205 Locational Standards

- (a) The area is occupied or will be occupied by public or closely related private facilities providing services or functions for the general public.
- (b) The uses are not detrimental to adjacent land uses.
- (c) The area has adequate public services to accommodate the needs of the proposed use on a given site.
- (d) The location shall be consistent with the General Plan text and maps.

Section EV3.1210 Permitted Land Uses

The following uses are permitted within the Public Institutional District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Agriculture as a continuation of the existing land use including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (2) Government offices and facilities, including corporate yards.
- (3) Sewage treatment plants operated by a government agency.

Section EV3.1213 Conditionally Permitted Land Uses

The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Transportation, Communication and Utility Facilities, including but not limited to the following types of uses:
 - Airports, heliports, and associated uses
 - Electrical, gas, water and sewage transmission facilities
 - Microwave communication towers and facilities
 - Radio and television stations and towers

- (2) Public Services:
 - Executive, legislative and judicial functions and offices
 - Government protective functions and postal services
 - Hospitals, sanitariums, convalescent and rest homes
 - Public works maintenance and storage yards
 - Sanitary landfills including the following support activities:
 - The excavation and storage of soil as cover for a sanitary landfill.
 - The use of an outdoor load consolidation area for recyclable materials
 - Recycling operations conducted entirely within an enclosed building.

- (3) Educational Services
 - Day Care Centers (public or private)
 - Primary, middle/junior high, and high schools
 - Private Universities, colleges, junior colleges, and professional schools.
 - Vocational, trade, and special training schools

- (4) Cultural, Entertainment and Recreational Facilities
 - Convention facilities
 - Golf courses
 - Historical and monument sites

- Museums and art galleries
 - Parks, playgrounds, athletic fields
 - Planetariums, aquariums, botanical gardens and zoos
 - Recreation and community centers
- (5) Other uses similar to the above listed uses if approved by the Planning Commission at a public hearing, as provided in Section EV3.0135.

Section EV3.1215 Prohibited Uses

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Public Institutional District.

Section EV3.1220 Development Standards

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures and access requirements.
- (b) Building or structure height shall not exceed FAA height limits as determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio - Section EV4.0240 (a).
- (c) Minimum building setbacks shall be as follows:
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|-----|------------------|---------|
| (1) | Front yard | 25 feet |
| | Street side yard | 25 feet |
| | Side yards | 10 feet |
| | Rear yard | 20 feet |
- (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
- (d) For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, and signs, the provisions of Division 4 shall apply.