



Public Reserve Zone (P-R)

PH-14

Community Development Department

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ECC 15.300.060 (A) Public Reserve (P-R)

Public Reserve Zone (P-R). The P-R zone is a special use classification established to provide existing and future areas where public uses, such as, but not limited to, governmental, educational, recreational, cultural, and other public uses operated by a public entity may be allowed to develop. It is anticipated that the uses allowed may be unique and may involve a combination of uses not permitted outright in any other zoning districts. These purposes are accomplished by:

1. Allowing a full range of public uses including parks, schools, community centers, and governmental facilities;
2. Providing viable options for the adaptive reuse of surplus public facilities provided new uses can be integrated with the surrounding communities in a compatible manner; and
3. Use of this zone is appropriate for:
 - a. Areas designated public institutional or parks and open space in the comprehensive plan; and
 - b. Other sites planned to accommodate public uses allowed in the zone.

Table 15.320.040. Building setback and intensity standards table – Nonresidential zones.

| Standard | C-N | C-T | C-H | C-C | C-C II | I-L | I-H | P-R |
|--------------------------------------------------------------------|--------------------|--------------------|--------------------|-------------------|-------------------|--------------------|-------------------|--------------------|
| DEVELOPMENT INTENSITY AND CONFIGURATION | | | | | | | | |
| Minimum lot area | None ¹ | None ¹ | None ¹ | None ¹ | None ¹ | None ¹ | None ¹ | None ¹ |
| Density, minimum (ECC 15.320.050) | NA | NA | NA | NA | NA | NA | NA | NA |
| Density, maximum (ECC 15.320.050) | None | None | None | None | None | NA | NA | NA |
| Maximum building height (see ECC 15.320.060 for height exceptions) | 35 ft | 35 ft | 35 ft | 45 ft | 70 ft | 35 ft ³ | None | None ³ |
| BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130) | | | | | | | | |
| Minimum front yard | 10 ft ² | 10 ft ² | 10 ft ² | None ² | None ³ | 10 ft ² | 10 ft | 10 ft ⁴ |
| Garage front yard setback | 22 ft | 22 ft | 22 ft | 22 ft | 22 ft | 22 ft | 22 ft | 22 ft |
| Minimum rear yard (see ECC 15.520.020 for supplemental standards) | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁴ |
| Minimum side yard (see ECC 15.520.020 for supplemental standards) | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁵ | None ⁴ |

Development conditions:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
3. For areas within 100 feet of a residential zone, the maximum building height shall be 35 feet, except where provided for in ECC 15.310.050(B).
4. For P-R zoned sites adjacent to residential zones, setback standards shall be the same as the adjacent residential zone. Where more than one zone borders the applicable site, setback standards shall be the same as the zone closest to the proposed structures. Where a nonresidential zone is closest to the applicable structure, then there are no side or rear setback requirements.
5. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
6. See ECC 15.330.030 for FAR bonus provisions.