

Sec. 20.3-37. Public Ownership (Zone PO-4).

- (a) *Area.* All land designated as Zone PO-4 is subject to the regulations of this Section. Such areas are established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated property. This district is primarily concerned with, although not limited to coordination with other public agencies in their future land planning effort.
- (b) *Uses Permitted.* Landfills and accessory buildings and structures including but not limited to the following:
 - (1) Transfer stations.
 - (2) Recycling centers.
 - (3) Sanitary Landfill (Class I & II).
- (c) *Conditional Uses.* The following uses are permitted in the PO-4 Zoning District, subject to the conditions provided in Section 20.3-5.
 - (1) Communication Antenna and Communication Towers, as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are two hundred (200) feet from adjacent residentially zoned property. (Amended 11/26/97 - Ord. 96-58)
 - (2) Radio, Television, Microwave Relay Stations or Towers and Accessory Equipment Buildings constructed for public or private use. (Ord. 95-53)
 - (3) Correctional Facilities (amended 2/95 - Ord. 95-2)
 - (4) Land Clearing Debris Disposal Facility permitted only in Agricultural, Commercial, Mining, and Agricultural/Residential land use categories. (Amended 6/98 - Ord. 98-27)
 - (5) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
- (d) *Uses Not Permitted.*
 - (1) Any use not allowed in paragraphs (b) or (c), above.
- (e) *Site Development Plan.* All uses listed in this Section require a site development plan that shall conform to the requirements of this chapter. The Site plan shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit.

- (f) Density Requirements - The maximum density of development for land in this zoning district shall not exceed an F.A.R. of forty (40) percent.
- (g) Roadway and size limitations within the Residential Land Use Categories the following minimum road functional classifications and intensity of site development, which is combined square footage of all buildings, shall be met.
 - (1) Transfer Stations - Institutional Map Series
 - (2) Recycling Centers - Institutional Map Series
 - (3) Sanitary Landfill - Institutional Map Series
 - (4) Correctional Facilities - Institutional Map Series (Amended 6/98 - Ord. 98-27)