

ARTICLE 15.1

MEDICAL CENTER DISTRICT - MC

STATEMENT OF INTENT

This district is intended to permit the development, location and growth of a general hospital to serve as a nucleus of a master planned medical center complex, and to permit the location around the general hospital of closely related medical uses, such as medical offices, diagnostic laboratories, pharmaceutical centers, special patient care units, and housing units and other uses in support of the Medical Center. In order to provide for an improved, convenient and efficient master planned health care and delivery system for the community, this district shall be developed in general accord with the planning principles of the Planned Development guidelines outlined herein.

SECTION 15.1-1. USE REGULATIONS.

All structures to be erected or land to be used shall be for one or more of the following uses:

- 15.1-1-1 Educational facilities for the training of interns, nurses and allied health personnel.
- 15.1-1-2 Day nursery and day care centers.
- 15.1-1-3 Diagnostic laboratories serving the medical or dental profession.
- 15.1-1-4 Housing: including - dormitories for medical and dental interns, nurses, and allied health personnel.
- 15.1-1-5 Fire and rescue squad stations.
- 15.1-1-6 Helipad and Heliport for medical helicopters to serve main hospital structure.
- 15.1-1-7 Bus stops and transit facilities.
- 15.1-1-8 General hospitals and specialty hospitals, including but not limited to pediatrics, obstetrics, comprehensive medical rehabilitation, hospices, psychiatric, and other specialty hospitals serving the medical profession.
- 15.1-1-9 Emergency and critical care facilities.
- 15.1-1-10 Institutions of higher education, including colleges and universities.
- 15.1-1-11 Medical research facilities.
- 15.1-1-12 Medical and dental offices and clinics.

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- 15.1-1-13 Nursing homes and rest homes, and assisted living facilities. (9/14/10, Case TA-10-333, Ord. No. 2010-38)
- 15.1-1-14 Churches and places of religious worship.
- 15.1-1-15 Pharmaceutical centers.
- 15.1-1-16 Parking garages.
- 15.1-1-17 Personal service and retail establishments (inclusive of banks and branch banks) serving the District when located either within the main hospital structure or in a physically contiguous structure to the main hospital.
- 15.1-1-18 Office for not-for-profit agencies.
- 15.1-1-19 Ambulance service and maintenance facilities, provided that such shall be sited no closer than one hundred feet from any R-district.
- 15.1-1-20 Outpatient treatment centers including day surgery centers.
- 15.1-1-21 Light manufacturing facilities, with no outdoor storage or display, devoted to fabrication, production, assembly and distribution of hospital-related medical and dental equipment and devices.
- 15.1-1-22 Durable medical equipment facilities and services; intended for the retail and wholesale and distribution, repair and servicing, and storage of medical, dental, optical and surgical supplies (inclusive of home oxygen services); provided that there shall be no outdoor storage or display.
- 15.1-1-23 Public utilities, such as distribution transformers, pipes, meters, water and sewer lines, booster or relay stations, transformer substations, and pump stations (appurtenances to these systems must be effectively screened).
- 15.1-1-24 On-site, freestanding utility system substations (such as heating and cooling plants, pump stations, and related electro-mechanical systems), provided that such shall be sited no closer than one hundred feet from any R-district.
- 15.1-1-25 Accessory uses as defined, to include automatic bank teller machines, hospital laundry, hospital service buildings, warehousing, maintenance and materials management buildings for medical center use.
- 15.1-1-26 Off-Street Parking Areas as defined in Section 18-6 of this Ordinance for permitted and conditional uses in the MC District and access drives for permitted and conditional uses in the B-2, B-1, CM-1, M-1, M-2, and HE-1 Districts in accordance with Section 18-6 of this Ordinance. (8/12/97, TA-97-06, Ord. No. 019-97; 3/8/05, TA-04-08, Ord. No. 007-2005)

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- 15.1-1-27 Signs in accordance with Section 18-8 of this Ordinance.
- 15.1-1-28 Restaurants serving primarily (but not limited to) persons or families of persons using the services and facilities of the District.
- 15.1-1-29 Conference facilities.
- 15.1-1-30 Recreational facilities (indoor and outdoor), excluding those otherwise permitted and authorized for temporary events, intended for the primary semi-private use of doctors, hospital staff, in- and out-patients to the District and families and guests, provided that such facilities are in keeping with the stated objectives of the District. (1/11/11, Case TA-10-473, Ord. No. 2010-63)
- 15.1-1-31 Wellness & Fitness Center, as defined. (1/11/11, Case TA-10-473, Ord. No. 2010-63)
- 15.1-1-32 Housing for the elderly and handicapped and Adult Care Residences. (7/8/97, Case TA-97-05, Ord. No. 016-97)
- 15.1-1-33 Halfway houses and drug or alcohol treatment centers.
- 15.1-1-34 Professional offices.
- 15.1-1-35 Lodging facilities, such as hotels and motels, with or without related dining facilities serving primarily but not limited to persons or families of persons using the services and facilities of the District.
- 15.1-1-36 Group Home. (10/9/07, Case TA-07-02, Ord. No. 2007-41)

SECTION 15.1-2. USES PERMITTED BY CONDITIONAL USE PERMIT.

- 15.1-2-1 Helipad and heliport for medical helicopters to serve structures within the District other than the main hospital structure (see "Additional Regulations").
- 15.1-2-2 Personal service and retail establishments (including banks and branch banks; but not including short-term loan establishments, as defined in Article 1) serving the District when located within freestanding structures not physically connected to the main hospital structure. (4/3/10, Case TA-10-21, Ord. No. 2010-06)
- 15.1-2-3 Transmitting and receiving facilities and towers for cellular communications systems and similar communications systems in accordance with Section 18-2-1.2 of this Ordinance. (2/13/96, Case TA-95-07, Ord. No. 002-96)

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SECTION 15.1-3. AREA REGULATIONS.

- 15.1-3-1 The minimum lot area (area prescribed to total building project boundary and/or development phase) for each building containing or intended to contain one or more permitted or conditional use shall be twenty thousand (20,000) square feet, except that:
- a. the minimum lot area for each building containing or intended to be used for housing for the elderly and handicapped shall be thirty-three hundred (3300) square feet total project area per dwelling unit.
 - b. the minimum lot area for each building containing or intended to be used for homes for adults, dormitories, nursing homes, halfway houses and/or alcohol and drug rehabilitation shall be one thousand (1000) square feet total project area per bed.
 - c. the area requirements for other types of residential uses to be located within the District shall be determined by the area regulations for that particular unit type as prescribed in the HR District in the adopted City Ordinance. (See "Additional Regulations").

SECTION 15.1-4. LOT WIDTH REGULATIONS.

- 15.1-4-1 The minimum lot width for all permitted or conditional uses in this district shall be one hundred (100) feet. In cases where structures are to be developed and maintained in condominium ownership or with common party walls, there shall be no lot width requirements; provided that where a condominium structure is developed in such a fashion as to contain side yards without building improvements, the property shall be developed as if the minimum lot width was in effect.

SECTION 15.1-5. SETBACK REGULATION.

- 15.1-5-1 Structures shall be located at least:
- a. thirty-five (35) feet from any public street or highway right-of-way, or
 - b. forty-five (45) feet from any private street (measured to the outside edge of pavement) which functions in lieu of a public street as a major traffic collector for the District.

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SECTION 15.1-6. YARD REGULATIONS.

- 15.1-6-1 Side. The minimum width of each side yard for a main structure shall be twenty-five (25) feet, except that when such use abuts a R-district, there shall be a minimum side yard of fifty (50) feet, provided that the side yard abutting the R-district shall not be less than the horizontal distance derived from the ratio of one foot in horizontal distance for every one foot in building height of structure.
- 15.1-6-2 Rear. Each main structure shall have a rear yard of at least twenty five (25) feet, except that when such use abuts a R-district, there shall be a minimum rear yard of thirty-five (35) feet provided that the rear yard abutting the R-district shall not be less than the horizontal distance derived for the ratio of one foot in horizontal distance for every one foot in building height of structure.
- 15.1-6-3 Where buildings are developed and maintained under condominium ownership or where buildings are developed with linked connections and/or common party walls there shall be no side and rear yard requirements; provided that where side and rear yards are to be incorporated into the development plan for a condominium structure, the minimum dimension of those yards shall be governed as if subdivision lot lines and yard requirements existed.
- 15.1-6-4 Where individual structures are not physically connected by common party walls, linking structures, or other architectural unit, then such structures shall be located no closer to each other than a horizontal distance derived from the ratio of one foot in horizontal distance for every one foot in building height of the taller structure.

SECTION 15.1-7. HEIGHT REGULATIONS.

- 15.1-7-1 Buildings may be erected up to thirty-five (35) feet from grade, except that:
- 15.1-7-2 Buildings, other than residential or lodging structures, may be erected up to ninety (90) feet, provided that the setback, side, and rear yard requirements, where applicable, shall be increased one (1) foot for each additional foot of building height over thirty-five (35) feet.
- 15.1-7-3 Residential or lodging structures may be erected up to a maximum of seventy (70) feet, provided that the setback, side, and rear yard requirements, where applicable, shall be increased one (1) foot for each additional foot of building height over thirty-five (35) feet.
- 15.1-7-4 Church spires, belfries, cupolas, chimneys, flues, flag poles, television antennas, radio aerials, and equipment penthouses are exempt from these height requirements.

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SECTION 15.1-8. CORNER SIDE YARD REGULATIONS. (9/13/05, Case TA-05-04, Ord. No. 027-2005)

- 15.1-8-1 For all uses facing on a public street: thirty-five (35) feet or more.
- 15.1-8-2 For all uses facing on a private street used as a collector in the District: forty (40) feet or more.

SECTION 15.1-9. MINIMUM LANDSCAPED AREA.

- 15.1-9-1 The minimum landscaped open space in any District shall not be less than 0.20 times the gross acreage of the district; provided that where existing City landscaping requirements for residential development are more extensive, these provisions shall apply to residential projects within the District. Such landscaped open space shall not be open to vehicles, and shall be used to buffer adjoining R-districts from the impacts of the operation of District land uses.
- 15.1-9-2 All open space and landscaping improvements shall be specifically included in the development schedule for each District land use and shall be constructed and fully improved by the developer at an equivalent or greater rate for each site development activity than the total open space requirement for the entire District.

SECTION 15.1-10. ADDITIONAL REGULATIONS.

- 15.1-10-1a Heliports and helipads are to be designed, sited and constructed in accordance with all applicable FAA regulations and development criteria and shall otherwise be located within the District so as to minimize impacts on adjacent land uses. Approach patterns shall be designated and shall ensure minimal impact on adjoining properties.
- 15.1-10-1b Heliports and helipads shall not be located closer than 200 feet to any R-District. This distance may be increased at the discretion of the Commission if it is shown that helicopter approach patterns and/or frequency of use would adversely impact the R-District(s).
- 15.1-10-2 Variations from the regulations in the Land Subdivision Ordinance pertaining to streets, lots, and blocks may be granted by the Commission when it can be clearly demonstrated that:
- a. Safe and convenient access will be provided to District structures, open space, community facilities, and other areas of the development;
 - b. Adequate access and circulation for emergency and service vehicles will be provided; and

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- c. Principal access points will be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, and pedestrian traffic.
- 15.1-10-3 Private streets may be permitted in the District provided that their design and construction standards are approved by the City Engineer and that adequate provisions are made for their maintenance.
- 15.1-10-4 Maintenance and vehicular service buildings shall be fully screened, landscaped and/or fenced to limit views to the general public.

SECTION 15.1-11. APPLICATION.

- 15.1-11-1 Rezoning applications to the District shall be established as a Planned Development district by amendment to the official zoning map of the City, provided that any established or approved land uses within an existing District prior to the date of the adoption of this revision shall be exempt from these regulations.
- 15.1-11-2 The requirements for District application shall, insofar as applicable, be in accord with Section 13-4 of this Ordinance governing Planned Development district applications; provided that the application of Section 13-4-2.2b pertaining to Development Plan requirements shall be limited, as follows:
- a. A graphic exhibit depicting property boundaries, topography, prime developable areas, environmentally sensitive areas and other unique physiographic characteristics of the land to be included in the District as well as the functional relationship between these areas.
 - b. A master plan depicting the generalized location, heights, density, coverage and arrangement of all known and proposed land uses to be located within the District, provided that where specific future land uses within the District have not been determined there shall be no requirement to establish specific building locations, building uses and building heights.
 - c. A phasing plan of development.
 - d. A transportation and parking master plan study depicting the proposed traffic circulation system, the location and width of all proposed and known streets and driveways, requirements for parking spaces and loading areas, with said study to be based on a traffic and parking impact analysis for the uses governed by the District.
 - e. A master plan exhibit depicting the location and conceptual arrangement of proposed and existing open space areas, including landscaped open spaces and provisions for screening and buffering of adjacent land uses.

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- f. A utility master plan depicting the approximate location of proposed and existing utility systems for sanitary sewer, storm sewer, water, and stormwater management.

15.1-11-3 Revisions, minor amendments and re-approvals to the Development Plan shall be in accord with Section 13-4-5 of the City Zoning Ordinance.

SECTION 15.1-12. WAIVERS.

15.1-12.1 Uses requiring waiver of height regulations may be granted at time of site plan or development plan application in such instances where the Planning Commission deems such waiver would be in furtherance of the site planning objectives and overall intent of the District.

15.1-12.2 Uses requiring waiver of width and setback regulations may be granted at time of site plan or development plan application in such instances where the Planning Commission deems such waiver would be in furtherance of the site planning objectives and overall intent of the District.

15.1-12.3 Uses requiring waiver of area and yard regulations may be granted at time of site plan or development plan application in such instances where the Planning Commission deems such waiver would be in furtherance of the site planning objectives and overall intent of the District.

15.1-12.4 Uses requiring waiver of parking and loading regulations may be granted at time of site plan or development plan application in such instances where the Planning Commission deems such waiver would be compatible with the Development Plan (as per Sections 15.1-11-2(d) and (e) of this district) as well as the overall intent of the District to provide for efficient parking and vehicular distribution.

(Editor's note: Article 15.1 established 4/12/83, Case 83-01, Ord. Book 8, Page 467)