

Chapter 9

HC – HEALTHCARE DISTRICT/ZONE

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10-9-1: DESCRIPTION AND PURPOSE

The HC Healthcare District is established to allow for the consistent development of medical center campuses and to ensure that uses developed adjoining any such campus area(s) are compatible in terms of nature and design to the hospital. A stable and healthful environment, together with the range of human care services, makes this one of the most important land use settings of the community.

10-9-2: PERMITTED BUILDINGS AND USES

Permitted buildings and uses in the HC District shall be as set forth in § 10-3-2, "Schedule Of District/Zone Land Use Controls," of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title.

10-9-3: BUILDINGS AND USES PERMITTED CONDITIONALLY

The Planning and Zoning Commission may grant a conditional use permit for any of the conditional uses listed for the HC District as set forth in § 10-3-2, "Schedule Of District/Zone Land Use Controls" of this title, in accordance with the procedures set forth in chapter 25 of this title.

10-9-4: PROPERTY DIMENSIONAL AND BULK REQUIREMENTS

The following shall be observed, except where increased for conditional use, or decreased according to the planned unit development criteria:

Minimum required parking and building setback where abutting public right-of-way classified as a "collector" or "arterial"	20 feet
Minimum required parking and building setback where abutting public right-of-way classified as a "local"	5 feet

Minimum required parking and building setback from interstate right-of-way	5 feet
Minimum required parking and building setback from exterior zone boundary line	10 feet
Minimum required setback from any residentially zoned property	20 feet
Minimum required interior yard setback(s)	0 feet (none applicable)
Minimum average lot width	None specified
Minimum property depth	None specified
Maximum principal building height	None specified
Maximum accessory building height	No higher than principal building(s) on same property
Maximum property coverage; corner lot(s)	None specified
Minimum property coverage; interior lot(s)	None specified
Minimum property area	None specified

10-9-5: ACCESSORY STRUCTURES

10-9-5.A: Shall comply with setback and height standards in § 10-9-4 of this chapter;

10-9-5.B: Shall in no case be located closer to a/the front property line/street line than any principal building(s) on the same property to which they are accessory;

10-9-5.C: Shall be made to mimic, in use of colors and materials, the principal building(s) to which they are accessory; and

10-9-5.D: Shall not exceed in gross square footage the footprint square footage of any principal building on the same property.

10-9-6: PARKING, PARKING LOT LANDSCAPING, PROPERTY LANDSCAPING AND SIGNS

All uses shall conform to the parking, parking lot landscaping, property landscaping and sign provisions of chapters 22, 23 and 33 of this title.

10-9-7: FENCING/SCREENING

Fencing/screening not designed to hide mechanical equipment or refuse containers/dumpsters shall conform to the fencing provisions as required in chapter 1 of this title. Fencing designed to hide mechanical equipment or refuse containers/dumpsters shall be consistent in its construction with the architectural aesthetics and characteristics of the main building. Fencing along Interstate 84 shall be set back at least one foot (1') from the street line thereof.

10-9-8: DESIGN STANDARDS

Design review is required in certain instances for projects developed in the HC zones; see chapter 34 of this title