

**SEC. 51-4.205.**

**MEDICAL USES.**

Medical uses are subject to the following regulations:

(1) Hospital.

(A) Definition: An institution licensed by the state as a hospital where sick or injured patients are given medical treatment.

(B) Districts permitted: SC, GR, LC, HC, and central area districts; specific use permit required in multiple-family, agricultural, O-1, O-2, MO, GO, NS, and industrial districts.

(C) Required off-street parking: One space for each bed.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(2) Reserved.

(3) Convalescent and nursing homes, hospice care, and related institutions.

(A) Definition:

(i) This use includes both:

(aa) an establishment which furnishes (in single or multiple facilities) food and shelter to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment and, in addition, provides minor treatment under the direction and supervision of a physician, or services which meet some need beyond the basic provision of food, shelter, and laundry; and

(bb) an establishment conducted by or for the adherence of any well-recognized church or religious denomination for the purpose of providing facilities for the care or treatment of the sick who depend exclusively upon prayer or spiritual means for healing, without the use of any drug or material remedy, provided safety, sanitary, and quarantine laws and regulations are complied with.

(ii) This use does not include:

(aa) a hotel or similar place that furnishes only food and lodging, or either, to its guests;

(bb) a hospital; or

(cc) an establishment that furnishes only baths and massages in addition to food, shelter, and laundry.

(B) Districts permitted: Multiple-family and central area districts; specific use permit required in agricultural and townhouse districts. In multiple-family districts, a site plan must be submitted in accordance with the requirements of Section 51-4.803, and the director shall review the plan for compliance with the neighborhood protection standards in Subsection (f)(3) of that section.

(C) Required off-street parking: 0.3 spaces per bed.

(D) Required off-street loading: One space.

(E) Additional provisions:

(i) In townhouse and multiple-family districts, this use is subject to the following density restrictions:

<u>ZONING DISTRICT CLASSIFICATION</u>	<u>MAXIMUM NO. OF DWELLING UNITS OR SUITES* PER NET ACRE</u>	<u>MAXIMUM NO. OF BEDS PER NET ACRE</u>
TH-1	35	70
TH-2 and TH-3	40	80
TH-4	45	90
MF-1	50	100
MF-2	60	120
MF-3	90	180
MF-4	160	320

\*For purposes of this subparagraph, the term "suite" means one or more rooms designed to accommodate one family, containing living, sanitary, and sleeping facilities, but not containing a kitchen.

(ii) This use must comply with statutory licensing requirements, if any.

(iii) This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.

(4) Reserved.

(5) Medical clinic or ambulatory surgical center.

(A) Definition: A facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis.

(B) Districts permitted: Office, commercial, central area, and industrial districts.

(C) Required off-street parking: One space for each 200 square feet of floor area.

(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Offices and laboratories are permitted as accessory uses.

(6) Medical or scientific laboratory.

(A) Definition: A facility for testing and analyzing medical or scientific problems.

(B) Districts permitted: O-2, MO, GO, SC, GR, LC, HC, central area, and industrial districts; specific use permit required in LO districts.

(C) Required off-street parking: One space for each 300 square feet of floor area.

(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(7) Optical shop.

(A) Definition: A facility providing optical items for the correction of vision.

(B) Districts permitted:

(i) In general: O-2, commercial, central area, and industrial districts; limited use in LO, MO, and GO districts.

(ii) As a retail-related use: GO districts; specific use permit required in MO districts.

(C) Required off-street parking: One space for each 200 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(8) Medical appliance fitting and sales.

(A) Definition: A facility specializing in the retail sale or rental of special purpose devices related to medical treatment.

(B) Districts permitted: O-2, GO, SC, GR, LC, HC, central area, and industrial districts; specific use permit required in MO districts.

(C) Required off-street parking: One space for each 200 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(9) Ambulance service.

(A) Definition: A commercial facility for the housing, maintenance, and dispatch of vehicles designed to transport sick or injured persons to medical facilities.

(B) Districts permitted: GR, LC, HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 300 square feet of floor area, plus one space for each 500 square feet of site area excluding structures.

(D) Required off-street loading:

<b><u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u></b>	<b><u>TOTAL REQUIRED SPACES OR BERTHS</u></b>
<b>0 to 10,000</b>	<b>NONE</b>
<b>10,000 to 60,000</b>	<b>1</b>
<b>Each additional 60,000 or fraction thereof</b>	<b>1 additional</b>

(Ord. Nos. 18849; 19065; 19806; 19912; 19913; 21044; 27404)

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