

**CHAPTER 9**

**(H) HOSPITAL ZONE**

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**14-9-101 PURPOSE AND OBJECTIVES**

The Hospital Zone (H) is specifically designed for the area encompassed by the Lakeview Hospital and surrounding properties. The purpose of the Hospital Zone is to provide an area for medical uses, professional offices and professional services within close proximity to one another.

**14-9-102 AREA OF ZONE**

Each area of Hospital zoning shall meet the following minimum size:

**Table 14-9-102a**

<u>Min. Zone Area (Acres)</u>
1.0

**14-9-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Hospital zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

**Table 14-9-103a**

<u>Use</u>	<u>H</u>
Assisted Living, Rest Homes, and Convalescent Facilities	C
Helipad	C
Hospital	P
Medical/Dental Laboratory	P
Medical/Dental Office	P
Municipal Facility	P
Pharmacy and/or Optical Shop – accessory use only	C

<u>Use</u>	<u>H</u>
Professional Services	P
Residential – existing only	P
Sexually Oriented Business, Escort Service	N
Utility Lines	P
Utility Substations and Control Facilities	C

Accessory uses and structures shall be permitted in the Hospital Zone provided they are incidental to and do not substantially alter the character of the permitted principal use of the structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- A. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the (H) Zone.
- B. Storage of materials used for the construction of a building, including a contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.

**14-9-104 MINIMUM LOT STANDARDS**

The minimum area and street frontage for any lot or parcel in the Hospital Zone shall be as follows:

**Table 14-9-104a**

<u>Min. Lot Size (Acres)</u>	<u>Min. Frontage and Width</u>
0.50	70

Corner lots shall meet the minimum frontage and width requirements along both streets.

**14-9-105 YARD REQUIREMENTS**

The following minimum yard requirements shall apply in the (H) Zone, except that the minimum front, rear, and side yards listed below shall be increased by one foot (1') for each foot in height a structure extends above thirty (30) feet.

- A. Front and Street Yards. Each lot or parcel within the (H) Zone shall have a minimum building setback of thirty (30) feet from any front property line and/or any property line abutting a public street.
- B. Side Yard. Except as provided otherwise in this chapter, each lot or parcel in the (H) Zone shall have a minimum building setback of ten (10) feet from a side property line, except for hospitals which shall have a minimum setback of twenty (20) feet.
- C. Rear Yard. Except as provided otherwise in this chapter, each lot or parcel in the (H) Zone shall have a minimum building setback of thirty (30) feet from a rear property line.

- D. Yard Abutting Residential Lots. Where property in the (H) Zone abuts a residential lot, the minimum building setback shall be twenty (20) feet on the abutting side.
- E. Accessory Building. An accessory building or structure shall meet all of the setback requirements of a principal structure. An accessory building or structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:
  - 1. The accessory building or structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.
  - 2. The accessory building or structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.
  - 3. The accessory building or structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.

**14-9-106 PROJECTIONS INTO YARDS**

- A. The following structures may be erected on or project into any required yard, except that they shall not obstruct a required driveway or pedestrian access:
  - 1. A fence or wall in conformance with this Title.
  - 2. Landscape elements, including: trees, shrubs and other plants.
  - 3. Necessary appurtenances for utility service as long as they are attached to a permitted structure and do not protrude more than two (2) feet into a required setback.
- B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet, except that they may not obstruct a required driveway or pedestrian access:
  - 1. Cornices, eaves, belt courses, sills, buttresses or other similar architectural features.
  - 2. Stairways, balconies, door stoops, fire escapes and awnings.
  - 3. Planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
  - 4. A covered entry or porch used for the protection of pedestrians entering or leaving a building, provided said structure is not more than one story in height and is entirely open on at least three (3) sides.

**14-9-107 BUILDING HEIGHT**

No hospital building or structure in the (H) Zone shall exceed seven (7) stories or one hundred

(100) feet in height as measured at the average grade. No other building or accessory structure in the (H) Zone shall exceed four (4) stories or forty-eight (48) feet in height as measured at the average grade. Chimneys, flagpoles, church towers, and similar accessory elements not used for human occupancy are excluded in determining height; however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.

**14-9-108 DISTANCE BETWEEN BUILDINGS**

The minimum separation between structures shall be ten feet or as required by the International Building Code, whichever is greater.

**14-9-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE**

The following landscaping provisions shall apply in the (H) Zone in addition to other requirements of this Code:

1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
2. A minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to any residential property.
4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except as required for buffering between residential uses.
5. Parking areas shall be landscaped as set forth in this Title.
6. Approved landscaping shall cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in the public right-of-way.
7. Landscaping shall be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
8. Areas not in landscaping shall consist of uses permitted in this zone.

**14-9-110 PARKING, LOADING, AND ACCESS**

Each lot or parcel in the (H) Zone shall have vehicle parking, loading, and access designed to meet the requirements of this Code.

**14-9-111 SITE PLAN APPROVAL**

Site plan approval shall be required for all new or amended uses and sites in the (H) Zone, as set forth in the Administration and Procedures chapter of this Title.

**14-9-112 OTHER REQUIREMENTS**

- A. Signs. All signs erected in the (H) Zone shall be in conformance with the sign provisions of this Code.
- B. Trash Storage. No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. Each development in the (H) Zone shall be required to have adequate, on-site, screened refuse containers maintained in a location approved as part of the site plan.