

H. Medical (MED) District

MED Medical District

1. Purpose

The purpose of the Medical (MED) District is to provide **lands** for **development** directly related to the provision of medical services—including **hospitals**, medical clinics and doctors' offices, **nursing homes**, and other health services.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Education Uses	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High Schools	4 per classroom
			Other Education Uses	See Sec. 16-5-107.D.2
Government Uses	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Health Services				
Hospitals	P		2 per bed + 1 per 200 GFA of office area	
Nursing Homes	P		1 per 3 beds	
Other Health Services	P		1 per 225 GFA	
Office Uses				
Other Office Uses	P		1 per 350 GFA	
Commercial Services				
Other Commercial Services	P		See Sec. 16-5-107.D.2	

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE
Nonresidential	10,000 GFA	Max. Impervious Cover
		60%
MAX. BUILDING HEIGHT		
All Development	45 ft ¹	

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed-Use and Business Districts

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:
 - a. The increase is consistent with the character of **development** on surrounding **land**;
 - b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
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