

# Chapter 13A-13 –HOSPITAL – (H) DISTRICT

**13A-13-01 Hospital – (H) District .....1**

- A. Purpose
- B. Uses Allowed
- C. Development Standards

## Chapter 13A-13 – HOSPITAL – (H) DISTRICT

### 13A-13-01 – Hospital – (H) District

- A. **Purpose.** The Hospital zone is established to provide an area for a hospital and related uses such as medical office and other health service or related facilities.
- B. **Uses Allowed**
1. **Permitted Uses.**
    - a. Hospital
    - b. Medical and Health Services Offices
    - c. Business and Professional Office
    - d. Convalescent Home
  2. **Conditional Uses**
    - a. Public Facilities
- C. **Development Standards.** Planning Commission review is required according to standards outlined in the development review process. The following standards are to be considered as applying specifically to development in an Hospital (H) District in addition to general standards provided in development, site, and subdivision standards and landscaping standards:
1. **Area Requirements.** Two acres.
  2. **Frontage Requirements.** 100 feet.
  3. **Building Height Requirements.** Not to exceed 100 feet for the main hospital building, and not to exceed 35 feet for any other building except that any other building may exceed a height of 35 feet but no more than 100 feet when it can be found by the Planning Commission that the additional height is not obtrusive to surrounding areas.
  4. **Sign Standards.** All signs shall comply with the Signage and Outdoor Advertising chapter of this Code.
  5. **Parking Standards.** Parking shall comply with off-street parking standards contained in this Code.
  6. **Landscaping.** All developments shall follow the landscape requirements of the Landscaping Standards chapter, except that a minimum of 15 feet of landscaping shall be placed between parking areas and side and rear property lines, and minimum setback areas between building, and side and rear property lines shall also be landscaped.

7. **Lighting.** Reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking, and loading areas provided they are equipped with proper devices concentrating the illumination upon the above and preventing any bright, direct illumination upon adjacent property or any public right-of-way.
8. **Residential Compatibility.** Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood. Building materials shall be reviewed for compatibility with adjoining residential properties and shall use quality building material, predominantly brick, stone, and masonry.