

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. (Ord. 4203, 10-19-2015)

10-9-2: PERMITTED BUILDINGS AND USES:

Permitted buildings and uses in the HC district shall be as set forth in section 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. (Ord. 4203, 10-19-2015)

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 section 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. (Ord. 4203, 10-19-2015)

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 |

(Ord. 4203, 10-19-2015)

10-9-5: ACCESSORY STRUCTURES:

- A. Shall comply with setback and height standards in section 10-9-4 of this chapter; and
- 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. In other words, they shall not be placed or built in front of a principal building home; and
- C. Shall be made to mimic, in use of colors and materials, the principal building(s) to which they are accessory; and
- D. Shall not exceed in gross square footage the footprint square footage of any principal building on the same property. (Ord. 4203, 10-19-2015)

10-9-6: SIGNS:

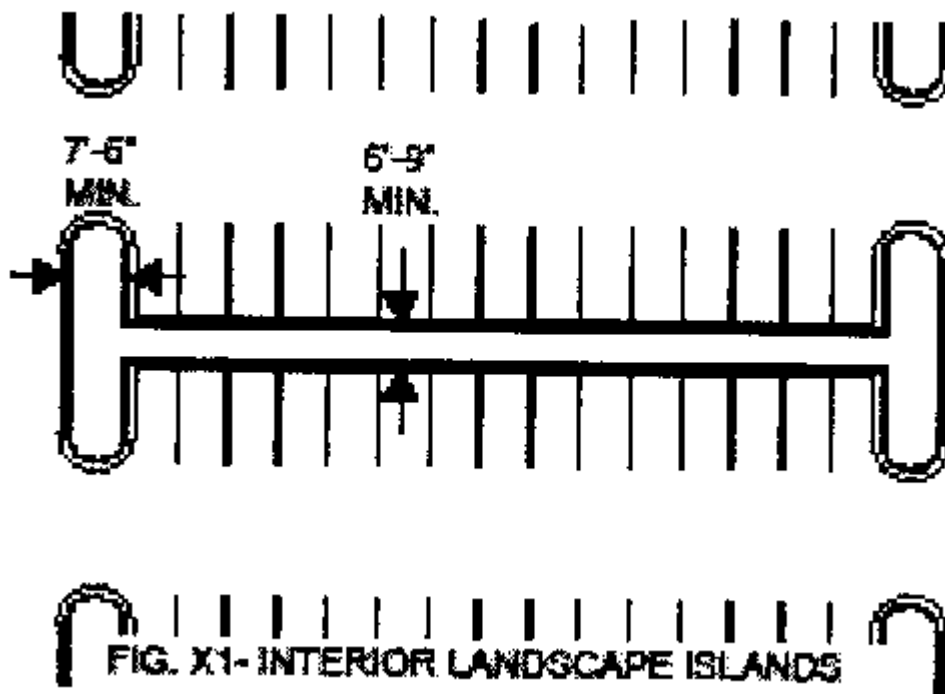
All signs in the HC zone shall be regulated according to the sign regulations of the BC zone as listed in chapter 23 of this title. (Ord. 4203, 10-19-2015)

10-9-7: PARKING:

All parking spaces and lots shall conform to standards stated in chapter 22 of this title save as otherwise regulated hereafter.

A. Parking Lot Landscaping Standards: Internal parking lot landscaping shall conform to the following standards:

1. Parking lot landscape island planter interrupts as required by subsection 10-22-5J6 of this title are not required in interior parking lot banks. Rather, landscape strips as detailed in figure X1 of this section are required between parking banks. Within such landscape strips, three inch (3") caliper deciduous shade trees from the species listed in table X3 of this section shall be planted every forty feet (40') on center running laterally through the strip.

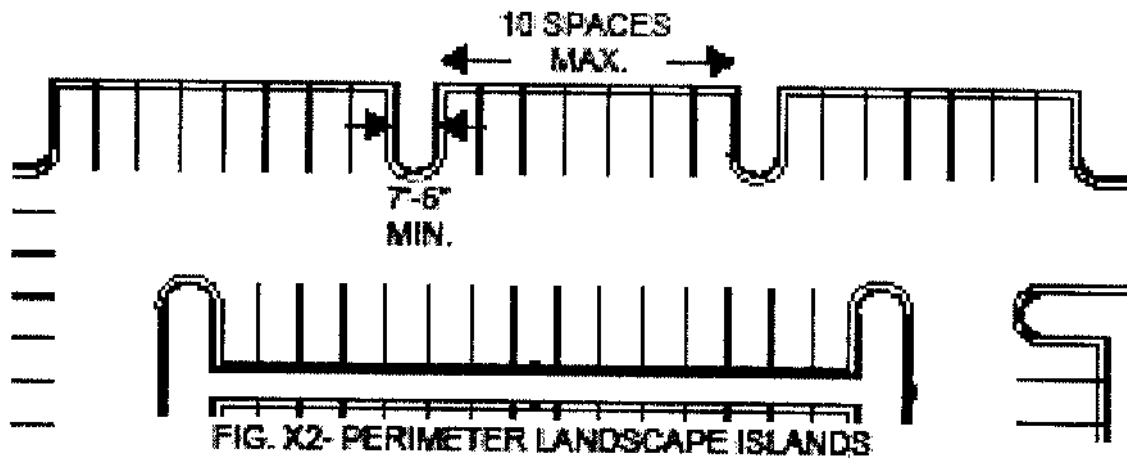


**TABLE X3
PARKING LOT LANDSCAPE ISLAND APPROVED TREES**

Norway maple (various cultivars)
 Common hackberry
 Turkish filbert
 Ginkgo (various cultivars)
 Thornless common honey locust ("imperial", "shademaster" or "skyline" cultivars only)
 Goldenrain tree
 American sweetgum (various cultivars)
 Flowering pear ("Cleveland select" or "chanticleer" cultivars only)
 Littleleaf linden (various cultivars)
 Japanese zelkova (various cultivars)
 Common hornbeam
 American beech
 Common beech
 Green ash (various cultivars)
 White ash (various cultivars)
 English oak (various cultivars)
 Chinese elm ("frontier" cultivar only)
 Smoothleaf elm (various cultivars)

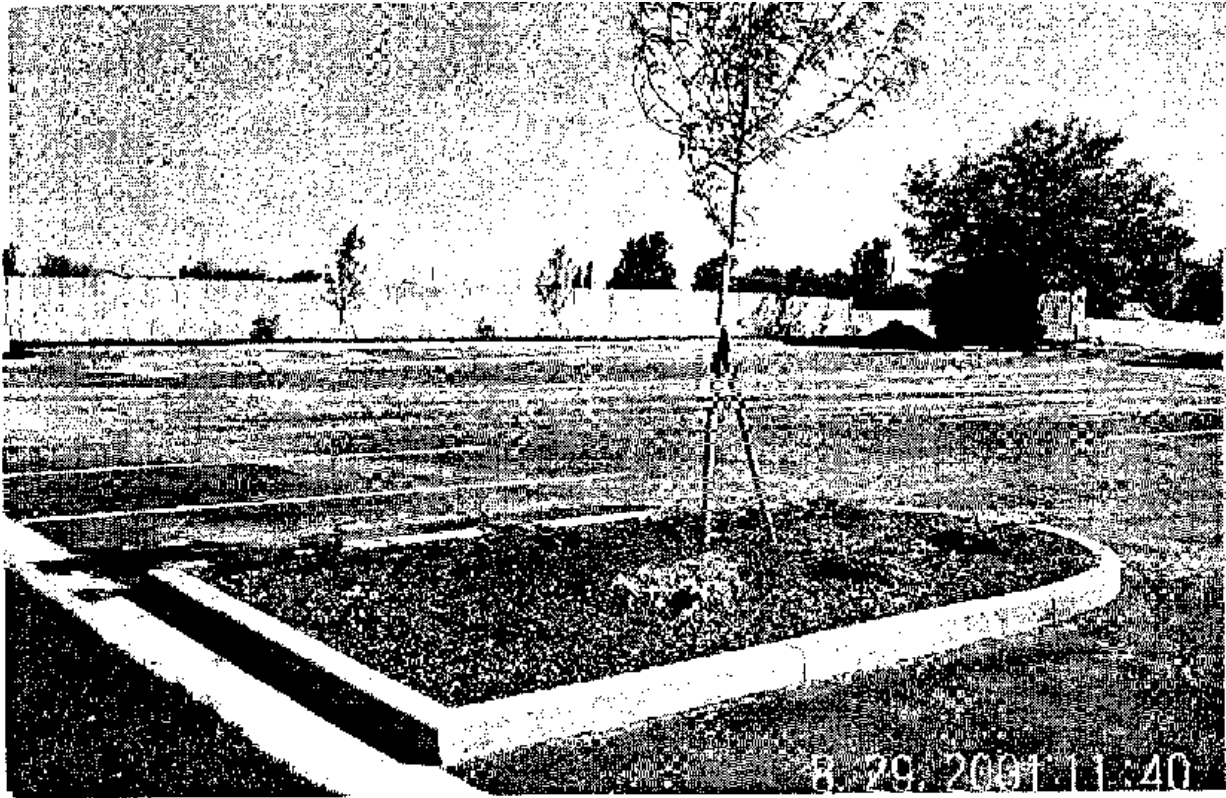
Or, as otherwise may be allowed by the city forester

2. Parking lot landscape island planter interrupts as required by subsection 10-22-5J6 of this title shall be placed in perimeter parking lot bank locations. However, such planters shall only be required to be seven feet six inches (7'6") wide as depicted in figure X2 of this section.



A one foot (1') cutout (preferred) or six (6) to eight foot (8') culvert pipe (less preferred) may be used at the end of or within a perimeter parking planter's abutment against a curb or other barrier in order to facilitate site drainage (e.g., storm water flow across a parking lot into a drain) (see "Image (Example #1)" of this section).

IMAGE (EXAMPLE #1)



- B. Landscape Planter Spacing: Interior parking lot planters shall be located at intervals not to exceed ninety feet (90') within each parking bank except for any parking bank/row located immediately fronting/against any principal commercial or industrial (termed commercial collectively) building on a site and between the limits/span of its exterior side walls, for which such placement is optional.

If a parking bank that abuts the front entry area of such a building extends past the outside walls of the building, then planters shall be required where any continuous ninety foot (90') parking space intervals are found past the building walls (refer to the illustration in subsection 10-22-5J6 of this title). (Ord. 4203, 10-19-2015)

10-9-8: LANDSCAPING:

Within the healthcare zone the following landscaping standards shall apply:

- A. Landscape Plan Required: A landscape plan is required for all developments in the HC district. The landscape plan shall be drawn to scale (no smaller than 1 inch = 30 feet) and shall indicate the following:
1. Boundaries, property lines and dimensions.
 2. Existing trees and vegetation identified by species and size.

3. The location(s) and design(s) of areas to be landscaped.
4. The location and labels for all proposed plants.
5. Plant lists or schedules with the botanical and common name, quantity, spacing and size of all proposed landscape material at the time of planting.
6. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.
7. Planting and installation details as necessary to ensure conformance with all required standards.

B. Prohibited Landscaping Materials and Location(s):

1. No required landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.
2. Clear vision triangles shall be observed in regard to emplacement and allowed growth of all vegetation. Thus, all shade trees perchance planted within a vision triangle shall be pruned to a minimum of seven feet (7') above the ground or sidewalk below. Trees in vision triangles shall be pruned to a minimum of fourteen feet (14') above the adjacent roadway surface. Shrubs and ground covers planted within a vision triangle shall not be allowed to exceed thirty inches (30") in height at maturity (achieved either by pruning or using proper plant species selection)

C. Landscaping Irrigation: All landscape areas and landscape islands shall be irrigated.

D. Where Required: As required by chapter 33 of this title, all periphery parking lot and property setback yard areas shall be landscaped. (Landscaping along any public right of way classified as a "collector" or as an "arterial" shall be landscaped in accordance with the specific corridor beautification requirements listed in section 10-33-4 of this title.)

E. Sidewalks/Pathways Within Landscape Setbacks and Planter Strips: Internal property sidewalks (i.e., not within public right of way) connecting a parking lot section to a building may be included in perimeter setback areas and parking lot planter landscape strips as accessory amenities to the property; however, they shall not have the effect of substantially reducing the amount of parking lot landscaping (required to be) provided to the property. (Ord. 4203, 10-19-2015)

10-9-9: 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. (Ord. 4203, 10-19-2015)

10-9-10: DESIGN STANDARDS:

Design review is required in certain instances for projects developed in the HC Zones; see chapter 34 of this title. (Ord. 4421, 3-4-2019)