

12. MOR Medical Office Residential District

A. Intent

The Medical/Office/Residential district use joins medical facilities, office parks and associated residential uses to form a cohesive development. Uses should include the Fairview Northland Medical Center, medical office facilities such as doctor/dentist offices, and assisted living and nursing home facilities and limited retail or commercial uses that support the medical facilities within the City.

B. Permitted Uses

No building shall be erected, converted, or structurally altered in the MOR Health Care District unless otherwise provided herein, except for one or more of the following, as well as similar uses:

- Human medical clinics;
- Therapeutic facilities;
- Long-term health care facilities;
- Hospice facilities;
- Other professionally licensed health care offices;
- Assisted living facilities

C. Conditional Uses/Interim Uses

- Daycare facility;
- Mixed Use Health Care Living Facilities, including both residential and commercial uses in a cohesive development pattern;
- Helicopter landing pad;
- Drug/Convenience Stores
- Day Care Facilities
- Health Clubs
- Healthcare-related pylon and monumental signage.
- Religious Facilities
- Educational Facilities
- Beauty Salon/Barber shop
- Coffee Shop/ Restaurant
- General Merchandise Retail Stores.

- **D. Yard Requirements for MOR District**

A. Lot area minimum	20,000 sq. ft.
B. Lot width minimum feet	---
C. Front yard minimum	20 feet
D. Side yard minimum	20 feet
E. Street side yard	20 feet
F. Rear yard minimum	20 feet
G. Maximum height	40 feet

E. Other Applicable Regulations

1. All developments that include more than one use as outlined in Subsections B and C shall be considered as a Planned Unit Development. Other Uses may be considered or approved by action of the Planning Commission.
2. For aesthetic purpose all buildings and structures shall be faced with the following:
 - a. Face brick;
 - b. Pre-finished metal panels;
 - c. Glass and/or curtain wall construction;
 - d. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
 - e. Plastic panels when combined with modular exposed structural curtain wall systems;
 - f. Other approved materials.
2. Parking Requirements
 - a. For every building erected or structurally altered, off street parking shall be provided according to the schedule provided in this ordinance.
3. Screening Fence Requirement
 - a. Commercial uses which are adjacent to residential area shall be screened to minimize visual impact. Loading docks and refuse containers shall also be screened. Fencing/screening shall be provided according to this ordinance. This provision shall not be construed as

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requiring a screening fence in any required front or adjacent to a public alley.

4. Landscaping
 - a. All landscaping requirements shall meet the provisions outlined within this ordinance.
5. Utilities
 - a. All lots are to be served by underground utilities.
6. Plans and Specifications
 - a. All plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued for a principal use in this district. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Adjustments for relief.
7. Pole-type construction shall not be permitted.