

### **12. HC-1 Health Care District**

#### **A. Intent**

The intent of the HC-1 Health Care District is to promote health, safety, convenience, and general welfare by enforcing minimum standards for human health care needs and facilities and accessory uses.

#### **B. Permitted Uses**

No building shall be erected, converted, or structurally altered in the HC-1 Health Care District unless otherwise provided herein, except for one or more of the following, as well as similar uses:

- \* Hospital, including related support services;
- \* Attached or detached human medical clinics;
- \* Therapeutic facilities;
- \* Long-term health care facilities;
- \* Hospice facilities;
- \* Other professionally licensed health care offices;
- \* Assisted living facility;
- \* Healthcare-related pylon and monumental signage.

#### **C. Conditional Uses/Interim Uses**

Conditional uses are subject to the issuance of a Conditional Use Permit.

- \* Daycare facility;
- \* Health care living facilities;
- \* Other facilities that demonstrate their needs correspond to the above permitted uses;
- \* Helicopter landing pad;
- \* Maximum building height greater than (30) thirty feet, as measured to the eaves.

The following uses are permitted by the issuance of an interim use permit as outlined in Section IV, subsection 6:

- \* None

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### D. Yard Requirements for HC-1 District

	Health Care Uses	Assisted Living & Daycare
A. Lot area minimum	12,500 sq. ft.	12,500 sq. ft.
B. Lot width minimum feet	---	100 feet
C. Front yard minimum	50 feet <sup>2</sup>	30 feet <sup>2</sup>
D. Side yard minimum	---	15 feet
E. Street side yard	20 feet	20 feet
F. Rear yard minimum	50 feet	30 feet
G. Maximum height	30 feet <sup>1</sup>	<sup>1</sup> 30 feet

<sup>1</sup> Maximum Building Height – Three stories in height or as measured 30 feet to the eaves. This requirement may be waived upon demonstration of adequate fire protection.

<sup>2</sup> Businesses that abut a highway and a street shall have two front yards.

### E. Other Applicable Regulations

1. 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.