

ARTICLE 13. MEDICAL CAMPUS DISTRICT

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§ 155.171 PURPOSE.

The purpose of the Medical Campus District is to accommodate medical offices, hospitals, clinics, nursing homes, assisted living facilities and related facilities in an area separate from the city’s other commercial districts. Uses in this District will be encouraged to develop together and use shared facilities such as parking, access and physical plant facilities.

§ 155.172 PERMITTED AND CONDITIONAL USES.

Table 13-1 lists all permitted and conditional uses allowed in the Medical Campus District. “P” indicates a permitted use, “C” a conditional use. Uses not so indicated shall be considered prohibited. “Standard” cross-references standards applicable to specific uses in other subsections or Articles of this Ordinance.

(A) Combinations of uses. The following use types may be combined on a single parcel:

- (1) Principal and accessory uses.
- (2) Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.
- (3) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed. Office or studio uses on upper stories are encouraged. The entire development must be approved as a conditional use.

Table 13-1

	MC	Standard
Residential Uses		
Household Living		
Multifamily dwelling	P	
Semi-Transient Accommodations	C	155.102(F)
Congregate Housing	P	155.102(E)
Public and Civic Uses		
Community Service	P	155.103(C)

	MC	Standard
Day Care Center	P	155.103(D)
Schools, Public and Private	C	155.103(E)
Public Assembly	P	155.103(F)
Public Safety Facilities	P	155.103(C)
Religious Institutions	C	155.103(G)
Services		
Offices	P	
Lodging	P	
Medical Facility	P	155.104(B)
Nursing and Personal Care	P	155.104(C)
Retail and Food Services		
Standard Restaurant < 5,000 sq. ft.	P	
Recreation		
Parks and Open Areas	P	
Indoor Athletic Facility	P	155.108(B)
Indoor Recreation	P	155.108(B)
Accessory Uses		
Retail accessory to principal use ^a	P	
Parking Facility	P	
Heliport for medical use	C	155.104(B)
Outdoor Storage	C	155.174(E)
Outdoor Display	C	
Solar equipment	P	155.111(F)
Other structures typically incidental and clearly subordinate to permitted use	P	

^a Retail may occupy up to 10% of the floor area of a principal structure with a minimum floor area of 20,000 square feet.

(Ord. No. 567, adopted 8/15/2016)

§ 155.173 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS.

Lot area and setback requirements shall be as specified in Table 13-2, Lot Dimension and Setback Requirements.

Table 13-2. Lot Dimension and Setback Requirements, Medical Campus District

Minimum Lot Area (sq. ft.)	
All principal uses	20,000
Minimum Lot Width (feet)	
All principal uses	none
Maximum Height (feet)	
	45
Maximum Impervious Coverage	
	60%
Building Setback Requirements	
Front Yard	30
Interior Side Yard	20 ^{a b}
Corner Side Yard	20
Rear Yard	20 ^b

^a Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.

^b No side or rear yard setback is required from other MC uses.

§155.174 GENERAL SITE DESIGN CONSIDERATIONS, MEDICAL CAMPUS DISTRICT.

Development of land within the Medical Campus District shall follow established standards for traffic circulation, landscape design, and other considerations as specified in Articles 5, 6 and 7, in addition to the following standards:

(A) *Integrated Site Design.* All development projects within the MC District shall prepare a site plan showing shared access and integration with other existing or proposed facilities.

(B) *Materials and Colors.* All new construction shall meet the standards for exterior building materials in the commercial and industrial districts.

(C) *Exterior Building Materials.* The exterior surface of all buildings shall be constructed of one or more of the following materials:

(1) Permitted Materials.

(a) Face brick, stone, glass or similar material;

- (b) Architecturally treated concrete;
 - (c) Stucco or other cementitious coating applied in a manner so as to create a harmonious design with other exterior materials;
 - (d) If the any of the following materials are used, they may constitute no more than 80 percent of the building elevation facing a roadway. The remaining 20 percent must be comprised of the acceptable accent materials listed below.
 - (i) Decorative concrete block whose color and texture is integral to the material.
 - (ii) Textured or architecturally treated concrete masonry units, or panels, if either sealed or painted in a manner guaranteed by the manufacturer against blistering, peeling, cracking, flaking, checking, or chipping for a minimum of 5 years.
 - (e) Acceptable Accent Materials: To satisfy the requirements of the remaining 20 percent of a building surface area, the following accent materials are acceptable:
 - (i) Face brick, stone, glass or similar material; or
 - (ii) Wood if sealed or treated in manner guaranteed for a minimum of 5 years.
 - (f) Metal buildings. Steel frame structures with metal siding and roof are permitted provided that at least 50 percent of the front facade and at least 10 percent of the side facades are faced with masonry-type veneer or with face brick, stone, glass or similar material of equivalent quality. On corner lots, at least 25 percent of the corner side facade shall be faced with the above materials.
- (2) Prohibited Materials. Unadorned pre-stressed concrete panels, plain, flat, or painted concrete block, or any metal not meeting the standards outlined in (e) above.
- (3) Party Walls. The exposure of party walls shall require the exterior surface of the exposed party wall(s) to be constructed of face brick, stone, or similar material.
- (D) *Design of Accessory Structures*. Garages and accessory structures shall be of a similar material, quality and appearance as the principal structure. The height of the accessory structure shall not exceed that of the principal structure. Screen walls and exposed areas of retaining walls shall be constructed of a permanent material and

finish and shall be of a compatible color and material as the principal structure.

- (E) *Fencing and screening.* Fencing and screening walls visible from the public right-of-way shall be constructed of materials compatible with the principal structure.
- (F) *Lighting design.* Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian.
- (G) *Exterior Storage.* Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property.