

Chapter 21.XX

M MEDICAL DISTRICT

Sections:

- 21.XX.010 Purpose.
- 21.XX.020 Permitted uses and structures.
- 21.XX.030 Conditional uses and structures.
- 21.XX.040 Dimensional requirements.
- 21.XX.050 Site and access.
- 21.XX.060 Traffic requirements.
- 21.XX.070 Site development standards.
- 21.XX.080 Nuisance standards.
- 21.XX.090 Lighting standards.

21.XX.010 Purpose.

The purpose of the medical district is to provide an area near the hospital to support allied industries and other professional office and limited commercial uses. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

21.XX.020 Permitted uses and structures.

The following uses are permitted outright in the Medical District:

- a. Single-family and duplex dwelling, excluding mobile homes;
- b. (reserved)
- c. Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2) and excluding mobile homes;
- d. Public parks and playgrounds;
- e. Rooming house, bed and breakfast and hostel;
- f. Townhouses; (compliant w 21.53.010 (g) and (h))
- g. Home occupations; provided they conform to the requirements of HCC 21.51.010;
- h. Professional offices and general business offices;
- i Medical clinics
- j. Day care facilities
- k. Day care homes

- l. Personal services;
- m. Museums, libraries and similar institutions;
- n. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- o. Religious, cultural and fraternal assembly;
- p. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- q. Private exterior storage of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;
- r. Other customary accessory uses to any of the permitted uses listed in the Residential Office District; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building;
- s. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
- t. Recreational vehicles, subject to the standards set out in HCC 21.54.320;
- u. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;
- v. Mobile food services
- w. Retail as an accessory use to a permitted principle use
- x. Sale of durable and non-durable medical supplies and equipment
- y. More than one building containing a permitted principal use on a lot;
- z. Parking lots
- ~~x. Apartment units located in buildings primarily devoted to business or commercial uses;~~

21.XX.030 Conditional uses and structures.

The following uses may be permitted in the Residential Office District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

- a. Planned unit developments, excluding all industrial uses;
- b. Public or private schools;

- 64 c. Hospitals;
- 65 d. Public utility facilities and structures;
- 66 e. Mortuaries;
- 67 f. Group care homes;
- 68 g. Helipads, but only as an accessory use incidental to a hospital conditional use;
- 69 h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that
70 it is the only wind energy system of any capacity on the lot;
- 71 i. Other uses approved pursuant to HCC 21.04.020.
- 72 j. Shelter for the homeless
- 73 k. Building height over 35 feet

74 **21.XX.040 Dimensional requirements.**

75 The following dimensional requirements shall apply to all structures and uses in the Residential
76 Office District:

- 77 a. The minimum lot size is 7,500 square feet.
- 78 b. Building Setbacks.
- 79 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.
- 80 2. All buildings shall be set back from all other lot boundary lines according to the number
81 of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 1/2 stories	6 feet
2 stories	7 feet
2 1/2 stories	8 feet

- 82
- 83 c. The maximum building height shall be 35 feet.
- 84 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined),
85 nor shall any lot contain building area in excess of 30 percent of the lot area, without an
86 approved conditional use permit.

21.XX.050 Site and access.

a. A zoning permit for any nonresidential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan that conform to the standards of Chapter 21.73 HCC.

b. All access points to rights-of-way shall conform to the standards of a level two right-of-way access plan stated in Chapter 21.73 HCC. This applies to all uses and structures.

21.XX.060 Traffic requirements.

A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection.

21.XX.070 Site development standards.

a. All single-family and duplex residential development in the Residential Office District shall comply with the level one site development standards contained in HCC 21.50.020.

b. All residential development of three units or more and all nonresidential on lands in this district shall conform to the level two site development standards set forth in HCC 21.50.030 subsections (a) through (e), and HCC 21.50.030(f)(1)(a) and HCC 21.50.030(f)(2). Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10% landscaped area in dividers, islands or buffers or any combination thereof, adjacent or within the parking area.

c. New non-residential construction shall be screened from existing single family or duplex dwellings by a fence or landscaping so as to obscure the view of the parking lot and loading areas from the adjacent dwelling.

21.XX.080 Nuisance standards.

The nuisance standards of HCC 21.59.010 apply to all development, uses, and structures in this zoning district.

21.XX.090 Lighting standards.

The level one lighting standards of HCC 21.59.030 apply to all development, uses, and structures in this zoning district.