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§2.6.10 MED: Medical District

12. Purpose.

The intent of this district is to create an environment conducive to medical practice and operations, and to concentrate medical facilities and related uses in “complex” or “campus” settings to better accommodate the needs of the medical profession and those served by it.

13. Permitted Uses.

The following uses shall be permitted in the MED Zoning District:

- a. Research or experimental laboratory.
- b. Horticultural nursery.
- c. Noncommercial horticulture/agriculture.
- d. Radio and/or television station and/or transmission tower.
- e. Office building and/or offices for governmental, professional, or general purposes.
- f. Commercial, trade, or vocational school.
- g. Off-street commercial parking lot or garage, as well as Article III, Off-Street Parking or storage area for customer, client, or employee-owned vehicles.
- h. Restaurants.
- i. Food preparation establishments for off-premise delivery.
- j. Retail stores or convenience stores.
- k. Grocery stores.
- l. Hospitals and clinics.
- m. Newspaper publishing plant.

14. Conditional Uses.

The following uses shall be permitted in any MED Zoning District subject to the conditions of this section, unless otherwise noted.

- a) Public park, playground or other public recreation area or community recreation building, libraries, police and fire departments in compliance with all supplementary provisions of this Ordinance.
- b) Elementary, middle, or high school or institution of higher learning provided that the lot is at least five (5) acres in size, no structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements of this Ordinance are provided on site.

15. Prohibited Uses.

The following uses are prohibited in the MED Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers.
- c. Off-premise Signs.

16. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the MED Zoning District shall be required to conform to the following standards:

Table 2.11

MED Dimensional Criteria	
Minimum Lot Area:	10,000 square feet
Minimum Lot Width:	80 feet @ the building line
Setbacks:      Minimum Front Setback:	30 feet* for local roads 40 feet* for collector roads
Minimum Side Setback:	15 feet*
Minimum Rear Setback:	25 feet*
Maximum Building Height:	50 feet* (except for hospital facilities which may exceed such limit, subject to written approval of the Fire Chief)
Maximum Impervious Surface Ratio	0.80
Maximum Residential Density	NA
Maximum F.A.R. (Non-Res. Only)	NA

\* 15 feet on each side, except that when the property abuts a non-industrial zoning district, at least 25 feet on that particular side shall be required. For side setback requirements pertaining to corner lots, see General Supplementary Provisions.

\*\* when the property abuts a non-industrial zoning district, 40 feet shall be required. For rear yard requirements pertaining to double frontage lots, see General Supplementary Provisions.

6. Parking and Loading.

Uses permitted in the MED Zoning District shall meet the parking and loading standards set forth in Article III, Off-Street Parking and Loading.

7. Signs.

Signs permitted in MED Zoning Districts, including the conditions under which they may be located are set forth in Article IV, Sign Regulations.

8. Buffer Yard Requirements.

Where this district abuts any residential or commercial district not separated by a street right-of-way, a buffer yard in compliance with Article V, Landscaping and Buffering, shall be required along abutting property lines.

9. General and Supplemental Requirements.

Uses permitted in MED Zoning Districts shall meet the standards set forth in the General Supplementary Provisions

## 10. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the right of way line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

## 11. External Storage.

Any external storage of inventory, parts, or machinery shall be established to the rear of the front line of the principal structure and provided that such storage shall be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.

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