

Section 5.27 MD-1 Medical Residential District

5.2701 Purpose the District

The purpose of this district is to provide for the location of facilities for the long term care and housing of individuals in need of regular supervision or health care services due to ongoing medical conditions

5.2702 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Hospices not to exceed 100 beds for overnight stay.
2. Nursing Homes
3. Assisted Living Facilities
4. Convalescent Homes

5.2703 Temporary Uses - None

5.2704 SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- B. Minimum Area Regulations
  1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a MD District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
    - a. Where lots in a MD District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In a MD District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - c. In a MD District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required

under this ordinance for a residential use on the adjacent property in the residential district.

- d. In a MD District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

C. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

D. Height Regulations (amended 04/01/10 ZC10-02-020 OCS#10-2246)

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residential zoned property shall exceed thirty (30) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any building or dwelling for residential or business purposes exceed fifty (50) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

E. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations