SECTION 22

HEALTH SERVICES DISTRICT (HS)

22-100 Purpose of District

The Health Service District provides for establishment of a broad range of medical and health facilities and related support services (e.g. florists, gift shops, restaurants, pharmacies and medical supply stores). District regulations are intended to ensure compatibility among the various uses permitted in the Health Services District as well as between health service activities and adjacent land uses.

22-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

22-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

22-400 Yard (Setback) Requirements

All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

22-420 Yards and Setbacks Adjacent to Streets

22-421 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback.

22-422	Minimum Front and Rear Yards for Lower Thirty-Six (36) Feet of Building: Twenty-Five (25) Feet
22-423	Minimum Side Yards for Lower Thirty-Six (36) Feet of Building: Twenty (20) Feet
22-424	Minimum Setbacks Adjacent to Streets for Portions of Buildings Above Thirty-Six (36) Feet

For the portions of any building above thirty-six (36) feet in height the horizontal distance from any point on the building above thirty-six (36) feet to any residential district line shall be not less than twice the height of the highest point on the building

above grade, or shall be not less than one-half (½) of the height of the highest point on the building above grade from the nearest property line, whichever is greater. No front setback shall be required to be more than one-hundred (100) feet and no side or rear setback in excess of seventy-five (75) feet shall be required.

22-430 Yards and Setbacks Not Adjacent to Streets

22-431 Minimum Side and Rear Yard and Setbacks

No side or rear yard setbacks are required for the lower thirty-six (36) feet except where a permitted use abuts a residential district boundary line, in which event a minimum of twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district. For the portions of any building above thirty-six (36) feet, the horizontal distance from any point on the building above thirty-six (36) feet to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half (½) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setbacks shall be required in excess of one-hundred (100) feet.

22-500 Maximum Lot Coverage

No maximum coverage is set forth.

22-510 Maximum Floor Area Ratio

No floor area ratio is set forth.

22-600 **Height**

22-610 Buildings and structures in HS District may be any legal height. Provisions of Sections 22-424 and 22-431 shall apply. See Section 38 Definitions ("Building Height" and "Grade Average").

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms, (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

Uses Permitted in the HS (Health Services) District

Ambulance Service

Antenna, Commercial Type 1*

Antenna, Commercial Type 2*

Antenna, Private

Assisted Living Facility

Athletic Club/Instruction, Indoor Facilities

Athletic Club/Instruction, Outdoor Facilities*

Batching Plant, Temporary

Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized*

Care of Alcoholic, Drug Dependent or Psychiatric Patients - Residential*

Charitable Boarding, Temporary*

Charter School*

Church

Commercial School*

Convention Facility*

Custodial Quarters*

Drug Store/Pharmacy

Dry Cleaner**

Electric Generating Plant*

Electric Substation*

Financial Institution**

Helipad*

Hospital

Independent Senior Living Facility*

Kindergarten, Preschool or Child Care Center*

Laundromat*

Library

Massage Therapy

Medical and Surgical Appliances

Medical Laboratory

Medical Office/Clinic

Mining*

Museum or Art Gallery

Neighborhood Assistance Center

Nursing Home/Convalescent Center

Office, General

Optical Dispensary

Parking Garage or Lot, Commercial

Printer, Small Scale**

Restaurant

Restaurant, Drive-Through*

Retail Sales/Personal Service**

Sanitary Landfill*

School, Public or Private

Sewage Treatment Plant*

Stadium, Arena, Athletic Field*

Water Reservoir or Well*

Water Treatment Plant*

Wind Generator*

^{*} Allowed by Specific Use Permit only.

^{**} Allowed as a Secondary Use only.