

ARTICLE XXVIII-HS “H-S” HOSPITAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The “H-S” Hospital District is established to permit operation of a hospital facility that provides medical primarily for inpatient care and to provide health, medical, mental, and surgical care of the sick or injured. This district also provides for the establishment of medical laboratories which provide bacteriological, biological, medical, X-ray, pathological, and other similar analytical or diagnostic services in a medical context.

SECTION 2. DISTRICT REGULATIONS.

In the “H-S” Hospital District, no building shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than of the uses in SECTION 3 below.

SECTION 4. USE REGULATIONS.

1. Hospital as defined in Article V, Section 1, number 98.
2. Laboratory, Medical as defined in Article V, Section 1, number 103.
3. Accessory uses and structures customarily incidental to the principal permitted use and located on the same lot with the principal use.
4. Temporary structures incidental to construction work, but only for the period of such work.

SECTION 5. INTENSITY OF USE REGULATIONS.

Where the lot will be served by public water and sewer, the minimum lot size shall be two (2) acres with a 100 feet minimum width.

SECTION 6. LOT COVERAGE.

The principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.

SECTION 7. HEIGHT REGULATIONS.

No building or structure shall exceed forty-five (45) feet in height.

SECTION 8. YARD REGULATIONS.

1. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial streets and collector streets in ARTICLE XXX.
 - a. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.

- b. Where a lot is located at the intersection of two or more streets or roads, there shall be a front yard on each street side of a corner lot.

2. Side Yard. Where the “H-S” District abuts a residential district there shall be a side yard of not less than twenty-five (25) feet.

3. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet, or twenty (20) percent of the depth of the lot, whichever amount is smaller.

SECTION 9. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 10. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 9. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 10. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.