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Sec. 3.1. District established. 

The hospital/medical district is hereby established as HM (hospital/medical).

Sec. 3.2. Purpose. 

The purpose of this district is to provide land for hospital and medical facilities.

Sec. 3.3. Uses permitted. 

The following uses, including customary and incidental uses, are permitted in HM districts:

- (a) Hospitals for human care, medical or dental offices, clinics for medical or dental practice, and clinical laboratories.
- (b) Pharmacies devoted exclusively to the preparation and retailing of drugs, medicines, and related medical and surgical supplies.
- (c) Nursing and convalescent homes, hospices, and recovery homes or treatment facilities.
- (d) Medical schools and dormitories.
- (e) Within each hospital, clinic, medical, or dental building, accessory uses shall be permitted for the convenience of employees, patients, and visitors. Accessory uses shall be confined to the interior of such building, and access shall be from a lobby or corridor of the principal building. There shall be no advertising or visible indication of accessory uses from the outside of the principal building. Accessory uses may include but are not limited to the sale of foods and beverages, gifts, periodicals, tobaccos, and other convenience items.

Sec. 3.4. Care for life facilities as special use. 

Nursing convalescent homes with multifamily residential units and which provide a continuum of care options for elderly residents commonly referred to as "care for life facilities" may be permitted in the HM district as a special use, provided the following requirements are met:

- (a) A minimum of 200 square feet of interior living space shall be provided per multifamily residential unit. Interior living space shall include living area and all other interior space accessible on a regular basis to all facility residents. Living units with kitchens shall be a minimum of 450 square feet.
- (b) A minimum of 80 square feet shall be provided in each sleeping space for single occupancy. A minimum of 60 square feet of sleeping area shall be provided for each bed in a sleeping space for multiple occupancy.
- (c) One full bathroom with toilet, sink, and tub or shower per unit shall be provided.
- (d) A maximum density of 80 units per acre shall be permitted for care for life facilities. Nursing beds shall not be included in the determination of the density.
- (e) One parking space shall be provided for each four boarding units, and one space [for] each two staff persons on the largest working shift. Parking requirements may be modified for facilities whose residents would normally not have automobiles and public transportation and neighborhood services are accessible. However, at least one visitor space must be provided for each eight boarding units.
- (f) To insure that the facility is adequately maintained, is kept in sanitary conditions, and employs properly qualified staff, the facility and staff shall be responsible for maintaining all required state or county licenses.
- (g) Care for life facilities shall not be converted to any other use unless the facility meets all of the requirements for the use.

Sec. 3.5. Lot and building requirements.

The table below provides lot and building requirements in the district. In addition, the following requirements shall apply:

- (a) There is no height restriction. All yard requirements shall be increased by one foot for each foot of building height over 35 feet.
- (b) Accessory buildings shall not cover more than 30 percent of any required rear yard, and shall be located at least 7.5 feet from all lot lines and other buildings on the same lot. Any accessory building over one story in height shall comply with the same setback requirements applicable to the principal building.
- (c) Where HM district property abuts two streets and also abuts any residential district, access to the HM district property shall be provided only from the street not abutting a residential district. Access may be provided from a residential district only as a special use.

Minimum lot area		8,500 square feet
Minimum lot width at building line		65 feet
Minimum front yard		30 feet
Minimum side yard		
Interior	Lot length less than 55 feet	5 feet
	Lot length 55—80 feet	7.5 feet
	Lot length greater than 80 feet	10 feet
Street		20 feet
Minimum rear yard		25 feet
Maximum percentage of lot coverage		35%
Minimum depth of lot		100 feet