

**SECTION 225****MS****MEDICAL SERVICES DISTRICT****(As amended by Ordinance No. O05-06-08 and O24-04-05)****SECTION 225.1 GENERAL DESCRIPTION**

The MS District is intended primarily to provide a centralized, compact location for hospitals, clinics, medical and dental offices, and laboratories; to protect medically related facilities in the area from adverse influences, and to promote the establishment of complementary facilities.

**SECTION 225.2 PERMITTED USES AND STRUCTURES**

- 225.2A Medical facilities and support or complementary services including the following: hospitals for the treatment of human ailments, including psychiatric hospitals; ambulance service, clinics for medical, dental, chiropractic, optical, osteopathic, and similar facilities; alcohol treatment center; birth control information center; health agencies and home health care services; drug stores and pharmacies; therapeutic, artificial limb and brace establishments; laboratories for medical, dental, optical, pharmaceutical and related purposes; hospital, medical surgical and dental supply businesses, both wholesale and retail; and medical office buildings
- 225.2B Nursing homes, assisted living/residential care facilities, residential homes for the aged and adult day care centers
- 225.2C Limited retail and service establishments catering primarily to the needs of medical employees, patients, and patient families including such uses as automatic teller machines, bookkeeping service, bookstores, card and gift shops, barber and beauty shops, florists, news stands, photocopying service, restaurants (excluding drive-through), typing service and uniform sale and rental
- 225.2D Churches and similar places of worship meeting the requirements of Section 206.4 of this Zoning Code
- 225.2E Public parks and public recreational facilities
- 225.2F Municipal, county, state and federal uses
- 225.2G Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 225.2H Accessory structures and uses provided the following conditions are complied with:

1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code.

**NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE MS DISTRICT.**

### **SECTION 225.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)**

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

225.3A Parking garages and rental parking lots, provided the screening and buffer yard requirements specified in Section 208 of this Zoning Code are met

225.3B Facilities offering lodging to those associated with patients in a medical facility when meeting the following conditions:

1. No more than one (1) lodging unit per every 3,000 square feet of land area shall be permitted
2. A minimum of one (1) off-street parking space shall be provided for every lodging unit

225.3C Childcare centers meeting the requirements of Section 206.7 of this Zoning Code

225.3D (As amended by Ordinance No. O24-04-05) Regional medical services meeting the following conditions:

1. If a Certification of Need (CON) is required from the State of Tennessee for the proposed use, the property owner or authorized agent shall obtain the Certificate of Need (CON) to operate the facility as a condition of Board of Zoning Appeals approval.
2. The facility shall be fully licensed with the appropriate federal and/or state agency, if required.
3. The facility shall be located on a street of no less than Major Arterial Classification.
4. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided. No outdoor waiting is permitted.
5. The indoor waiting area shall be open to all patients 30 minutes prior to patients being seen.
6. The facility shall post a conspicuous sign stating that loitering is prohibited on the property.
7. The petitioner shall provide the Board of Zoning Appeals with information regarding the number of staff.

- 8. The petitioner shall provide the name and phone number of the community relations contact who will respond to concerns and complaints.
- 9. The facility shall not be located adjacent to a district zoned RS-20, RS-15, RS-10, RS-7.5, RS-5, or RD, or any property used for residential purposes unless separated by a public street as shown on the Official Street Map.

**SECTION 225.4 PROHIBITED USES AND STRUCTURES**

Any use or structure not specifically permitted or permitted on appeal.

**SECTION 225.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)**

225.5A Minimum lot area:

- 1. If sewer is available .....NONE, except as required to meet the requirements herein
- 2. If sewer is not available .....15,000 square feet

225.5B Minimum lot width at right-of-way .....25 feet

**SECTION 225.6 MINIMUM YARD REQUIREMENTS**

225.6A Minimum depth of all yards on Major Streets as specified in Section 204.12 .....50 feet

225.6B Minimum depth of front yard .....25 feet

225.6C Minimum depth of rear yard .....20 feet

225.6D Minimum interior side yard .....10 feet

225.6E Minimum side yard on street side corner lots .....25 feet

225.6F When adjoining a residential district or any parcel with a single-family residential structure the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall be met.

**SECTION 225.7 MAXIMUM LOT COVERAGE**

All structures including accessory buildings .....80%

**SECTION 225.8 MINIMUM OFF-STREET PARKING REQUIREMENTS**

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

**ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED**

**SECTION 225.9 ACCESS AND CURB CUTS**

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall

apply.

#### **SECTION 225.10    LIMITATIONS ON SIGNS**

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

#### **SECTION 225.11    EROSION AND STORM WATER MANAGEMENT**

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

#### **SECTION 225.12    LANDSCAPING,    SCREENING    AND    BUFFER    YARD REQUIREMENTS**

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

#### **SECTION 225.13    SIDEWALK REQUIREMENTS**

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

#### **SECTION 225.13    SITE PLAN REQUIREMENTS**

All developments requiring building permits shall conform with the applicable site plan requirements of Section 233.5 of this Zoning Code.

#### **SECTION 225.14    TRAFFIC STUDY REQUIREMENTS**

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.