

**SECTION 2.2.015 – MEDICAL SERVICES (MS)**

- A. **PURPOSE:** The purpose of this zone is to provide for the expansion and establishment of hospitals, health services, medical offices and associated medical residential facilities.
- B. **PERMITTED USES:**
1. Accessory Structures – Limited to Garages, Sheds and Signs
  2. Automotive and Equipment: Parking – Commercial Parking Lots or Garages When Accessory to an Allowed Use
  3. Commercial Administrative and Professional Services – Limited to Administrative Offices and Business Support Services for medical services.
  4. Community Education – Trade Schools for Medical Services
  5. Day Nurseries
  6. Eating and Drinking Establishments – Limited to Cafes or Cafeterias located within an existing building as an accessory use. (Alterations, expansions, or relocations are limited to improvements within the footprint of an existing building)
  7. Group Care Residential – Limited to Intermediate Care Facilities
  8. Medical Services – Hospitals, Medical Clinics, Dental Clinics, Chiropractic Clinics, Physical Therapy Clinics, Medical and Dental Laboratories or Allied health professionals
  9. Retail Sales/Rentals – Limited to Pharmacies, Gift Shops and Medical Related Equipment and Devices located within an existing building as an accessory use. (Alterations, expansions, or relocations are limited to improvements within the footprint of an existing building)
- C. **CONDITIONAL USES:**
1. Eating and Drinking Establishments – Limited to Cafes or Cafeterias (Construction of new buildings and expansions to the current footprint of an existing building)
  2. Extensive Impact Services and Utilities – Limited to Fire Stations, Ambulance Services, Helistops, Wells, Parks, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
  3. Funeral and Interment Services: Limited to Undertaking and Cremating
  4. Group Care Residential – Limited to Nursing Homes, Convalescent Hospitals, Residential Facility, Residential Home and Rest Homes.
  5. Marijuana Facilities – Marijuana Testing and Medical Marijuana Dispensaries (See Article 3.21)
  6. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
  7. Retail Sales/Rentals – Limited to Pharmacies, Gift Shops and Medical Related Equipment and Devices (Construction of new buildings and expansions to the current footprint of an existing building)
  8. Research Services – Limited to Pharmaceutical and other Medical Research
- D. **PROPERTY DEVELOPMENT STANDARDS:**
1. Minimum Zone Area – The MS Zone shall include three (3) or more acres.
  2. Minimum Lot Size – No minimum.
  3. Master Plan - For lots with existing areas of two and one half (2½) acres or more, an approved Master Plan shall govern proposed uses, development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for commercial and industrial employment in accordance with Goal 9 of the Comprehensive Plan, and shall provide for the maximum use of the lots reasonably feasible and consistent with all other applicable requirements of law. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.

4. Lot Size and Shape - See Chapter 5, Article 5.2.
5. Building Setbacks and Yards - See Chapter 5, Article 5.3.
6. Distance Between Buildings - See Chapter 5, Article 5.3.
7. Building Heights - See Chapter 5, Article 5.4.
8. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
9. Landscaping - See Chapter 5, Article 5.6.
10. Parking and Loading - See Chapter 5, Article 5.7.
11. Signs - See Chapter 5, Article 5.8.
12. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
13. New Business Permit – See Chapter 8, Article 8.2.
14. Temporary Use - See Chapter 8, Article 8.3.