

**MEDICAL OVERLAY DISTRICT (-MO)  
MEMPHIS, TENNESSEE**

January 12, 2007

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# 1.0 Medical Overlay District (-MO)

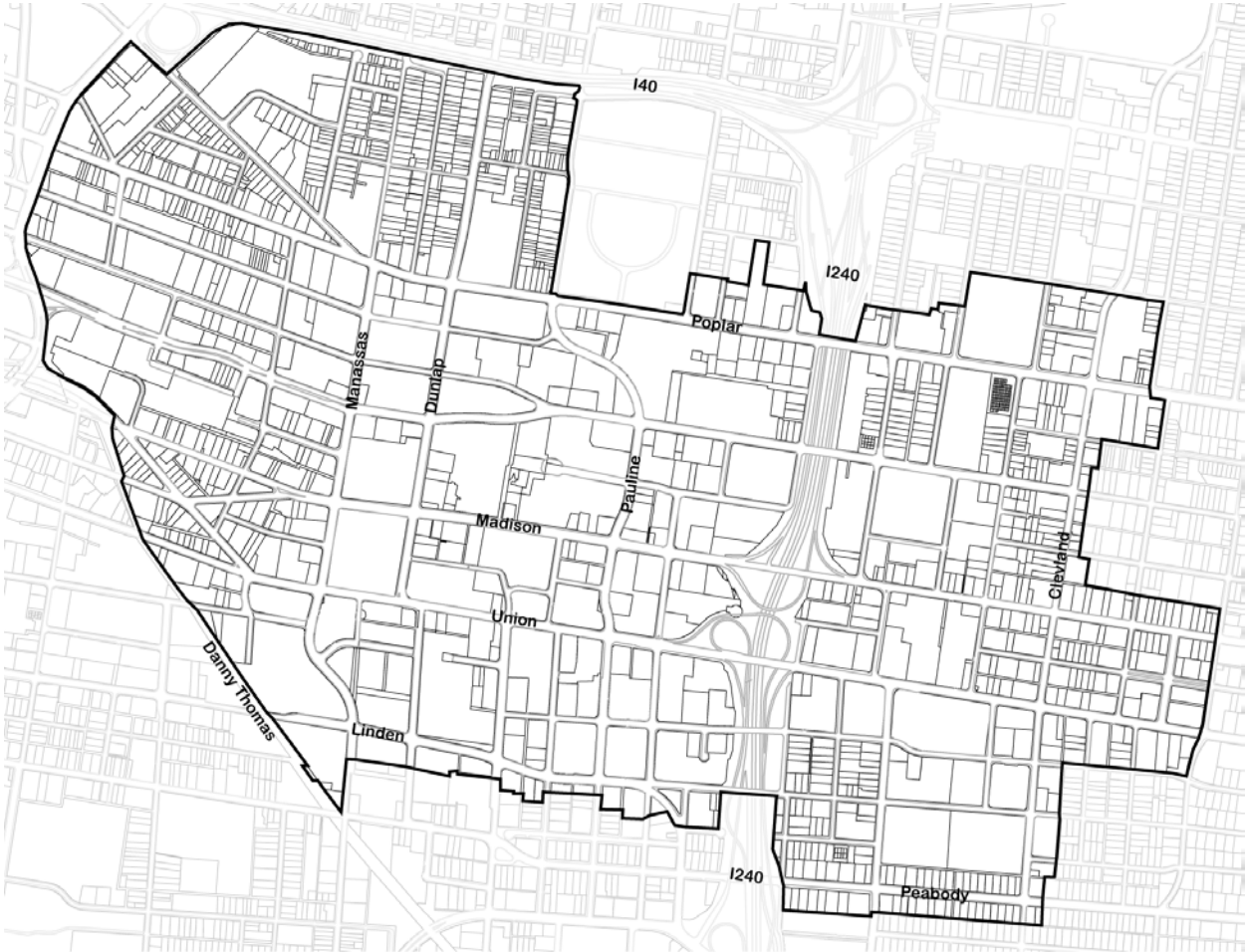
## 1.1 PURPOSE

The purpose of the Medical Overlay District is to support the investment efforts of the various institutional uses located within the district by providing restrictions on those uses deemed incompatible with the future land uses anticipated in the area. The area is also intended to have a more urban, pedestrian-friendly, walkable character in the future, and therefore replacement standards that support this vision are included in the overlay district. Finally, mapped limitations on height will help reduce the impact of large-scale uses on the surrounding neighborhoods.

## 1.2 APPLICABILITY

Within the Medical Overlay District, as designated below, the standards of this Chapter shall apply to:

- A. All new building construction;
- B. All building expansion with removal of more than 25% of existing walls facing a public street, or a street-facing elevation if the parcel is landlocked; or removal of more than 50% of all existing exterior walls.
- C. All existing buildings that are not in conformance with the requirements of the underlying district or this overlay district at the time of adoption shall be governed by Chapter 16-116 (nonconformities).
- D. No Planned Developments (section 16-52) shall be allowed within the Medical Overlay District.



Medical Overlay District

### **1.3 SITE PLAN REVIEW**

#### **1.3.1 Authority**

The Office and Planning and Development is authorized to approve site plans within the Medical Overlay District.

#### **1.3.2 Authority to Require Dedication and Improvement**

All development required to submit a site plan pursuant this Chapter shall require the dedication and improvement of public facilities to provide adequate public streets, sidewalks, or other public infrastructure.

#### **1.3.3 Application Procedure**

##### **A. Submittal Requirements**

Site plans shall be drawn at a scale of 1 inch equals 100 feet and shall include, but not be limited to, the following:

1. Property boundary lines and dimensions; available utilities; and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property;
2. The proposed height, dimensions and arrangement of buildings;
3. The type and location of proposed landscaping (including illustrations of applicable landscape plates);
4. The location of points of ingress and egress;
5. The location of driveways and parking lots;
6. The location of trash collection, trash compaction, recycling collection and other similar service areas;
7. The location of garage doors, bay doors or loading areas;
8. The location of all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment);
9. The location of any drive-through facilities;
10. Illustrations of the proposed building or building expansion and its relationship to existing buildings within 100 feet of the site;
11. Illustrations of the exterior of the proposed building or building expansion; and
12. Illustrations of proposed signs including location, materials, dimensions, and type of lighting.

##### **B. Notification Requirements**

At least 14 days prior to administrative approval, a sign shall be posted on the property in accordance with the following:

###### **1. Sign Size and Type**

Each sign shall be two feet by three feet in size made to the standards and specifications provided by the Office of Planning and Development. All signs will include language stating that defacing or removal of the sign by anyone other than the owner or owners agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized.

###### **2. Location**

Signs shall be posted at the nearest rights-of-way with the largest traffic volumes as determined by the Office of Planning and Development. Each sign shall be placed no closer than five feet from the right-of-way visible from each public street on which the subject property has frontage and placed outside the sight distance triangle. Additional signs may be required to be posted at each major roadway entrance to the development or as otherwise determined to be needed by the Office of Planning and Development.

### **3. Installation and Removal**

- i. The applicant shall be solely responsible for the construction, installation and removal of signage and associated costs.
- ii. The signage shall be erected at least 14 days prior to administrative approval. The applicant shall sign an affidavit stating that the signage was installed and the date and posting of the property.
- iii. The signage shall be removed immediately following the final decision.

#### **1.3.4 Appeals**

- A. If the Office of Planning and Development does not approve the application, the applicant may appeal to the Land Use Control Board.
- B. If the application is appealed to the Land Use Control Board, public notice shall be mailed to property owners within a 300-foot radius of the subject property.
- C. The Office of Planning and Development or any individual appearing at the Land Use Control Board public hearing or who submitted written comments to the Board may appeal the decision of the Board to the City Council. Such appeal shall be in writing to the Director of Planning and submitted within ten working days of the Board's action.
- D. The City Council shall, after the public hearing, approve the appeal, approve the appeal with conditions, or deny the appeal.

#### **1.3.5 Approval Criteria**

In approving a site plan, the approving entity shall consider the following:

- A. Compliance with all requirements of this Chapter;
- B. That the site plan will not have a substantial or undue adverse effect upon the neighborhood, the character of the medical district, traffic conditions, parking, public infrastructure, and other matters affecting the public health, safety and general welfare;
- C. That the site plan will be constructed and operated to be compatible with the neighborhood and with the purpose of this Chapter;
- D. That the proposed development can be adequately served by public facilities;
- E. That the proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historical district, site, or feature; and
- F. The approving entity may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this Chapter.

#### **1.3.6 Administrative Deviation**

##### **A. Authority**

During the site plan review process, the Office of Planning and Development is authorized to approve administrative deviations to the building envelope standards in 1.6.3, where, owing to special conditions, strict enforcement of certain standards would be physically impractical. This optional process shall occur only where the applicant requests an administrative deviation to a standard as specified below.

##### **B. Permitted Deviations**

The Office of Planning and Development shall review the request in light of the intent and purpose of overlay district requirements. The Office of Planning and Development shall have the authority to approve an administrative deviation for the following standards:

**1. Building and Parking Placement**

- i. Setback area –increase of up to 10% of the maximum permitted setback.
- ii. Required building frontage (minimum percentage of build-to) – reduction of up to 5% of required length.
- iii. Parking setback – decrease of up to 5% of the minimum required setback.

**2. Elements**

- i. Transparency – up to 5%.
- ii. Blank wall area – increase of up to 10% of the maximum permitted blank wall area.
- iii. Building entrance – reduction up to 10% minimum required transparency.
- iv. Recessed entry – up to 10% of the maximum permitted depth.

**3. Height**

- i. Minimum and maximum floor heights – up to 10% for any one floor, limit of 5% for any cumulative increase or decrease in building height.
- ii. The minimum ground floor elevation – up to 10%.

**C. Approval Criteria**

To approve an administrative deviation, the Office of Planning and Development shall make an affirmative finding that all of the following criteria are met:

- 1. An administrative deviation does not conflict with streets, sidewalks, easements or landscape requirements.
- 2. An administrative deviation does not injure or damage the use, value or enjoyment of surrounding property or hinder or prevent the development of surrounding property.
- 3. An administrative deviation does not have an adverse impact on land use compatibility.
- 4. An administrative deviation does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed.
- 5. An administrative deviation will not have an adverse impact on the urban form and/or the street-space.

**D. Unlisted Standards**

Any request for a deviation from a standard not listed above shall be reviewed by the Board of Adjustment in accordance with Chapter 16-40, Variations by the Land Use Control Board in accordance with 1.4, Special Exceptions.

## **1.4 SPECIAL EXCEPTIONS**

### **1.4.1 Authority**

The Land Use Control Board is authorized to approve special exceptions to certain requirements of this Chapter. This optional process shall occur only where the applicant requests a special exception from a standard as specified below.

### **1.4.2 Application Procedure**

- A.** An owner or other person who has a contractual interest in the property may file an application with the Office Of Planning and Development. A site plan shall be submitted and reviewed in accordance with 1.3.3 above.
- B.** The Office of Planning and Development shall forward the site plan and a request for special exception to the Land Use Control Board.
- C.** The Land Use Control Board shall hold a public hearing on the application no less than 35 days nor more than 75 days after an application is filed. Notice of the hearing shall be mailed to all property owners within 300 feet of the property.
- D.** The Land Use Control Board may by majority vote approve, approve with conditions or reject the application. The Board may defer a decision until the next regular board meeting.
- E.** The Office of Planning and Development or any individual appearing at the Land Use Control Board public hearing or who submitted written comments to the Board may appeal the decision of the Board to the City Council. Such appeal shall be in writing to the Director of Planning and submitted within 10 working days of the Board's decision. The City Council shall, after the public hearing, approve the appeal, approve the appeal with conditions, or deny the appeal.

### **1.4.3 Permitted Special Exception**

The Land Use Control Board shall have the authority to approve special exceptions for the following standards:

- A.** Additional height on interior blocks on lots with designated urban or pedestrian frontages (see 1.7).
- B.** Modifications to any parking requirements.

### **1.4.4 Approval Criteria**

To approve a special exception, the Land Use Control Board shall make an affirmative finding that all of the following criteria are met:

- A.** A special exception does not conflict with streets, sidewalks, easements or landscape requirements.
- B.** A special exception does not injure or damage the use, value or enjoyment of surrounding property or hinder or prevent the development of surrounding property.
- C.** A special exception does not have an adverse impact on land use compatibility.
- D.** A special exception does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use.
- E.** When approving a special exception, the Land Use Control Board should give special consideration to building and site improvements that enhance the level of pedestrian amenities.

**1.5 USE**

**1.5.1** All uses permitted by right (X) or by special use permit (S) in the underlying zoning districts are permitted in the Medical Overlay District, with the exception of the following prohibited uses:

**A. Agricultural Uses**

1. Commercial fishing
2. Farm labor and management services
3. Fish hatcheries and preserves
4. Grain, fruit, field crop and vegetable cultivation and storage
5. Hunting, trapping and game propagation
6. Livestock, horse, dairy, poultry and egg products
7. Timber tracts, forest nursery, gathering of forest products

**B. Commercial Uses**

1. Adult entertainment.
2. Beverage container collection center
3. Beverage container recycling
4. Boat rental, sale, storage or repair
5. Campground, travel trailer park
6. Garage, commercial storage
7. Greenhouse or nursery, commercial
8. Lawn, tree or garden service
9. Lumberyard
10. Mobile home sales
11. Motor vehicle sales (allowed where located in a fully-enclosed building)
12. Sheet metal shop
13. Vehicle wash

**C. Industrial Uses**

1. Manufacture, storage and distribution of asbestos products; chemical, paints, fertilizers and abrasive products; explosives; fabricated metal products and machinery; lumber and wood products; petroleum, liquefied petroleum gas and coal products; petroleum and coal product refining; radioactive materials (except those used in medical testing, research or care); rubber and plastic products; stone, clay, glass and concrete products; transportation equipment
2. Animal and poultry slaughter, stockyards, rendering
3. Automobile dismantlers and recyclers
4. Contactor's storage (outdoor)
5. Drop yard (with or without preventative maintenance service)
6. Leather and leather products tanning and finishing
7. Metal, sand, stone, gravel, or clay mining or processing facility
8. Primary metal manufacturing
9. Primary metal distribution and storage
10. Pulp mills
11. Scrap metal processors
12. Secondary materials dealers
13. Tire recapping

**D. Transportation and Public Facility Uses**

1. Airline terminal, freight, service facility
2. Boat dock, storage, repair
3. Bus terminal or service facility

4. Garbage or refuse collection service
5. Refuse treatment, storage, disposal or recycling
6. Landfill
7. Railroad switching yard, terminal, piggyback yard
8. Taxicab dispatch station
9. Truck or motor freight terminal, service facility

**1.5.2** The following uses, where permitted by right (X) in the underlying district, shall require a special use permit within the Medical Overlay District.

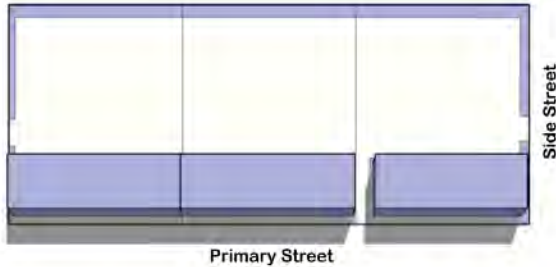
- A. Boarding house
- B. Fraternity, sorority
- C. Group shelter
- D. Rooming house
- E. Transitional home
- F. Student dormitory
- G. Recreational field
- H. Motor vehicle parking lot
- I. Motor vehicle service station
- J. Nightclub
- K. Retail sales or vending, outdoor
- L. Tavern, cocktail lounge
- M. Contactor's storage (indoor)
- N. Warehouse, self-service or mini-storage

**1.5.3** In addition, upper-story residential is permitted by right (X) in the Medical Overlay District.

## 1.6 BUILDING ENVELOPE STANDARDS

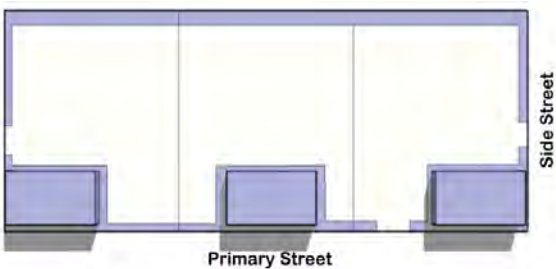
### 1.6.1 Applicability

#### PEDESTRIAN FRONTAGE



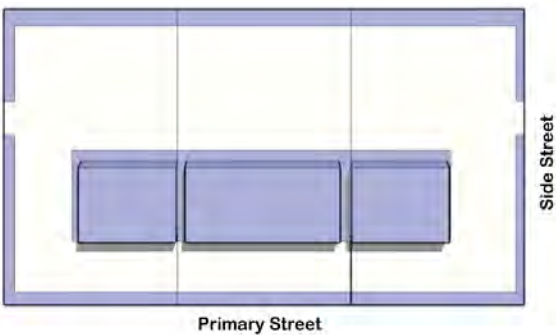
Buildings abut the street front and sidewalk – “Main Street” environment. There is no parking between the building and the street. Parking areas are located to the rear of buildings. Entrances are prominent and street facing. There often are two entrances, a pedestrian entrance and an ancillary automobile entrance.

#### URBAN FRONTAGE



Buildings abut the street front and sidewalk with greater spacing in between to balance the needs of both the pedestrian and automobile. There is no parking between the building and the street. Parking areas are located to the side and rear of buildings. Entrances are prominent and street facing. There often are two entrances, a pedestrian entrance and an ancillary automobile entrance.

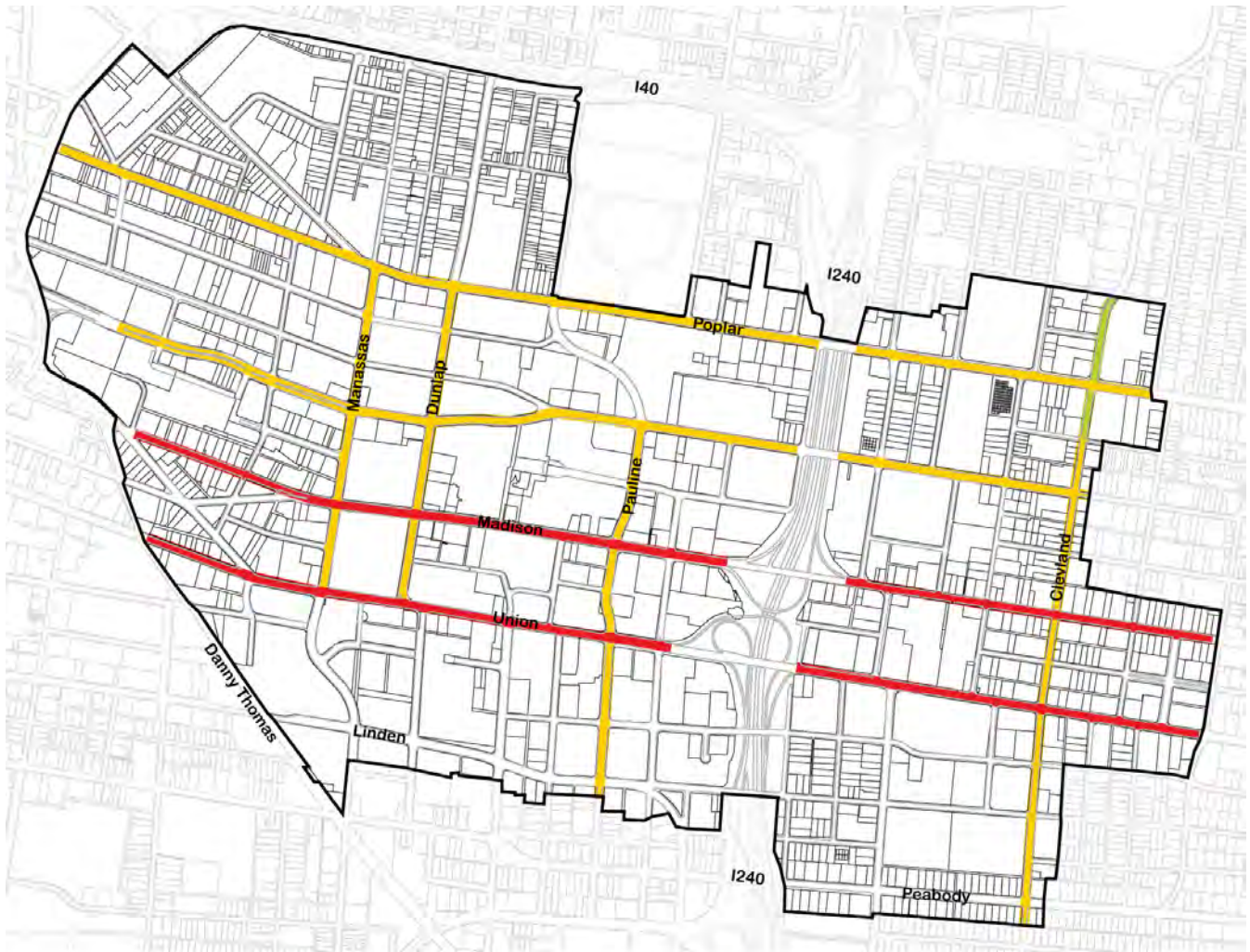
#### COMMERCIAL FRONTAGE



Buildings are set back further from the street to allow for easier access by automobile. Parking occurs in front of buildings but is limited two bays with a single drive aisle. There is usually a single entrance facing the primary street served by an internal sidewalk.

### 1.6.2 Frontage Map

The following map designates Pedestrian, Urban, and Commercial Frontages within the Medical Overlay District.






**Medical Overlay District Frontage Map**

■ Pedestrian Frontage   ■ Urban Frontage   ■ Commercial Frontage

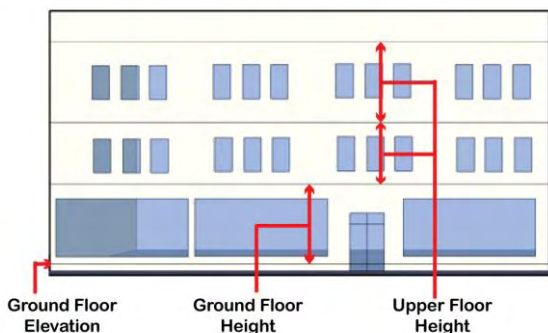
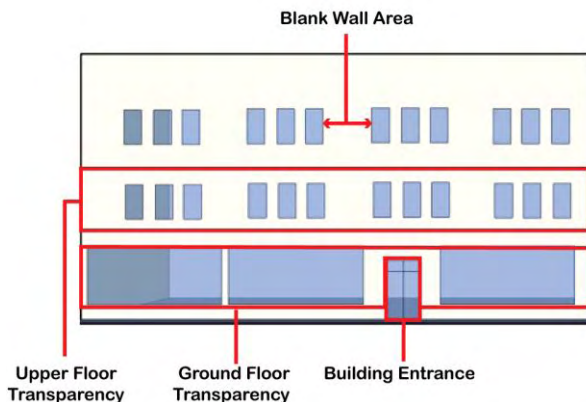
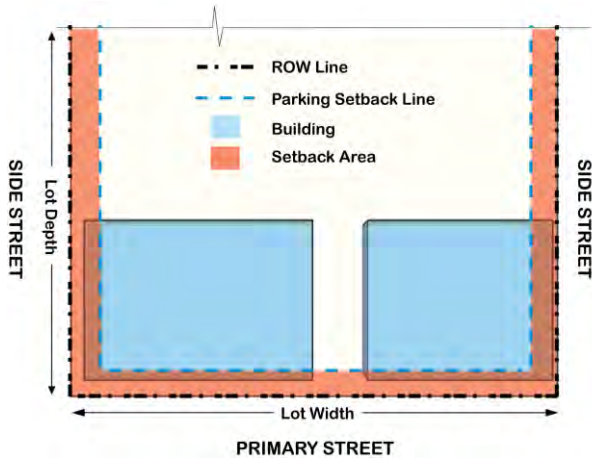
### 1.6.3 Building Regulations

The building envelope standards in the following table shall replace and supplement the respective regulations of the underlying nonresidential districts. Where no frontage is designated on the Frontage Map as Pedestrian, Urban or Commercial, the General standards shall apply.

	 Pedestrian	 Urban	 Commercial	General
<b>BUILDING &amp; PARKING PLACEMENT</b>				
<b>Lot Area &amp; Width</b>				
Area (min sq. ft.)	--	--	--	--
Width (min ft.)	--	--	--	--
<b>Setback Area</b>				
Front setback (min ft.)	7	7	7	7
Front setback (max ft.)	15	15	75	--
<b>Required Building Frontage (min %)</b>				
Primary street (lot up to 100 feet in width)	70	--	--	--
Primary street (lot up to 125 feet in width)	--	50	50	--
Primary street (all other lots)	80	60	60	--
Side street	40	25	25	--
<b>Side/Rear Setback (min ft.)</b>				
Abutting single-family	10	10	10	10
Abutting multifamily, nonresidential	0 or 10	0 or 10	0 or 10	0 or 10
Abutting alley	5	5	5	5
Building separation	10	10	10	10
<b>Parking Setback (min ft.)</b>				
From primary street	15	15	8	10
From side street	10	10	8	10
Abutting single-family	10	10	10	10
Abutting multifamily, nonresidential, alley	0	0	0	0
<b>ELEMENTS</b>				
<b>Transparency (min %)</b>				
Primary street				
Ground floor	60	50	50	--
Upper floors	20	20	20	--
Side street				
Ground floor	30	30	30	--
Upper floors	20	20	20	--
<b>Building Entrance</b>				
Facing primary street	Required	Required	Required	Allowed
<b>Blank Wall Area (max linear ft.)</b>				
	30	30	30	--
<b>HEIGHT</b>				
<b>Building Height (max ft.)</b>				
	See 1.7	See 1.7	See 1.7	See 1.7
<b>Ground Floor Elevation (min inches)</b>				
Residential use	18	18	18	--
Nonresidential use	0	0	0	--
<b>Floor Height (min/max ft.)</b>				
Ground floor height	14/20	14/20	14/20	--
Upper floor height	9/12	9/12	9/12	--

## PEDESTRIAN FRONTAGE

(see 1.8.1 for related streetscape standards)



## BUILDING & PARKING PLACEMENT

### LOT AREA & WIDTH

No minimum

### SETBACK AREA

7 ft. to 15 ft. behind ROW line.

### REQUIRED BUILDING FRONTAGE

1. Primary street (lots 100 ft. or more in width). The building façade must be located within the setback area for a minimum of 80% of the lot width.
2. Primary street (lots less than 100 ft. in width). The building façade must be located within the setback area for a minimum of 70% of the lot width. For lots under 100 ft. in width, the required building frontage may be reduced to accommodate no more than a single 20-ft. access drive for a rear parking area.
3. Side street. The building façade must be located within the setback area for a minimum of 40% of the lot depth.

### PARKING SETBACK

1. Primary street setback. Min 15 ft. behind ROW line.
2. Side street setback. Min 10 ft. behind ROW line.
3. Parking shall be located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.

## ELEMENTS

### TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street min 60%, Side Street min 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Ground floor residential, office and industrial uses may provide translucent widows to meet all transparency requirements.
2. Upper floor. Min 20% situated from floor to floor.
3. Retail sales and service uses. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 8 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

### BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

### BLANK WALL AREA

Blank lengths of wall exceeding 30 linear ft. are prohibited on all building façades.

## HEIGHT

### BUILDING HEIGHT

See 1.7 for maximum height requirements.

### GROUND FLOOR ELEVATION

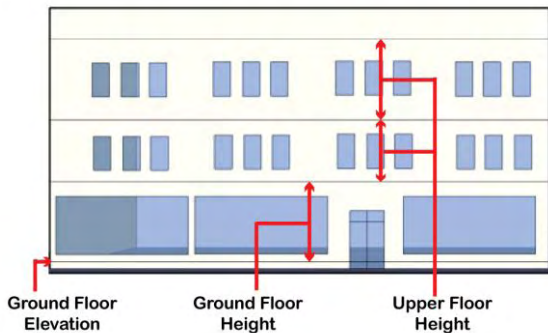
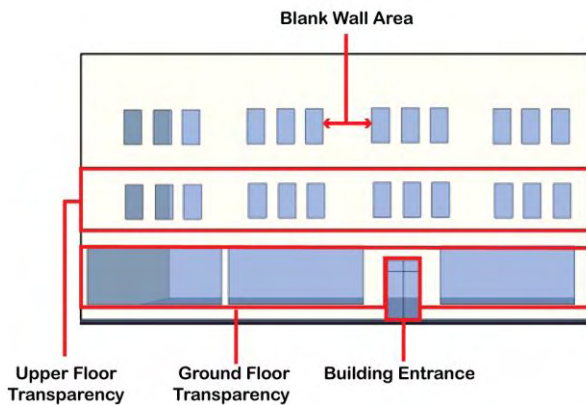
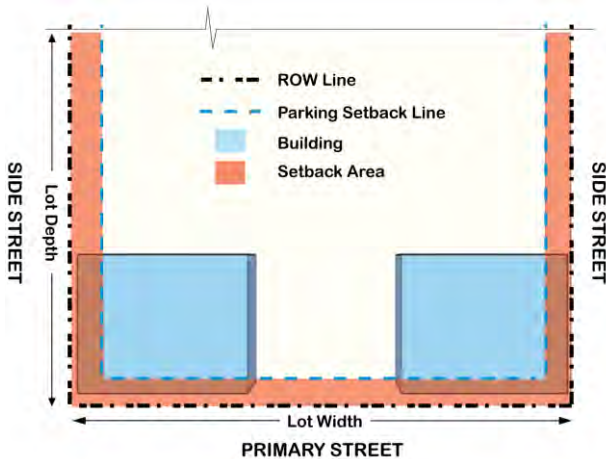
For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk (measured from the front building façade to the top of the finished ground floor). There is no minimum for ground floor nonresidential uses.

### FLOOR HEIGHT

1. The ground floor shall have at least 14 ft. of clear interior height (floor to ceiling) for a minimum depth of at least 25 ft.
2. The maximum floor-to-floor height for the ground floor is 20 ft.
3. The maximum floor-to-floor height for floors other than the ground floor is 12 ft.
4. At least 80% of each upper floor shall have an interior clear height (floor to ceiling) of at least 9 ft.

## URBAN FRONTAGE

(see 1.8.2 for related streetscape standards)



## BUILDING & PARKING PLACEMENT

### LOT AREA & WIDTH

No minimum

### SETBACK AREA

7 ft. to 15 ft. behind ROW line.

### REQUIRED BUILDING FRONTAGE

1. Primary street (lots 125 ft. or more in width). The building façade must be located within the setback area for a minimum of 60% of the lot width.
2. Primary street (lots less than 125 ft. in width). The building façade must be located within the setback area for a minimum of 50% of the lot width.
3. Side street. The building façade must be located within the setback area for a minimum of 25% of the lot depth.

### PARKING SETBACK LINE

1. Primary street setback. Min 15 ft. behind ROW line.
2. Side street setback. Min 10 ft. behind ROW line.
3. Parking shall be located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.

## ELEMENTS

### TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street min 60%, Side Street min 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Ground floor residential, office and industrial uses may provide translucent widows to meet all transparency requirements.
2. Upper floor. Min 20% situated from floor to floor.
3. Retail sales and service uses. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 15 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

### BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

### BLANK WALL AREA

Blank lengths of wall exceeding 30 linear ft. are prohibited on all building façades.

## HEIGHT

### BUILDING HEIGHT

See 1.7 for maximum height requirements.

### GROUND FLOOR ELEVATION

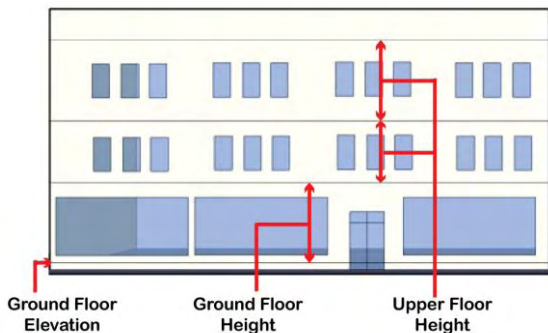
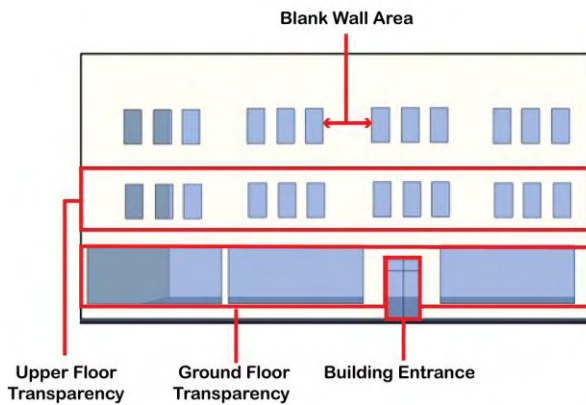
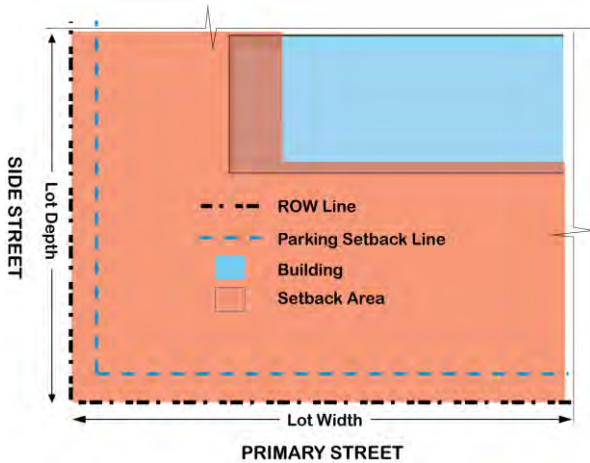
For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk (measured from the front building façade to the top of the finished ground floor). There is no minimum for ground floor nonresidential uses.

### FLOOR HEIGHT

1. The ground floor shall have at least 14 ft. of clear interior height (floor to ceiling) for a minimum depth of at least 25 ft.
2. The maximum floor-to-floor height for the ground floor is 20 ft.
3. The maximum floor-to-floor height for floors other than the ground floor is 12 ft.
4. At least 80% of each upper floor shall have an interior clear height (floor to ceiling) of at least 9 ft.

## COMMERCIAL FRONTAGE

(see 1.8.3 for related streetscape standards)



## BUILDING & PARKING PLACEMENT

### LOT AREA & WIDTH

No minimum

### SETBACK AREA

7 ft. to 75 ft. behind ROW line.

### REQUIRED BUILDING FRONTAGE

1. Primary street (lots 125 ft. or more in width). The building façade must be located within the setback area for a minimum of 60% of the lot width.
2. Primary street (lots less than 125 ft. in width). The building façade must be located within the setback area for a minimum of 50% of the lot width.
3. Side street. The building façade must be located within the setback area for a minimum of 25% of the lot depth.

### PARKING SETBACK LINE

1. Primary/side street setback. Min 8 ft. behind ROW line.
2. Parking shall be located behind the parking setback line. A single 22-ft. drive aisle serving 20-ft. deep parking spaces on one or both sides may be located between the building and the street. Where parking is provided between the building and the street, the 8-ft. parking setback area shall be landscaped.

## ELEMENTS

### TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street min 60%, Side Street min 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Ground floor residential, office and industrial uses may provide translucent widows to meet all transparency requirements.
2. Upper floor. Min 20% situated from floor to floor.
3. Retail sales and service uses. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 15 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

### BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

### BLANK WALL AREA

Blank lengths of wall exceeding 30 linear ft. are prohibited on all building façades.

## HEIGHT

### BUILDING HEIGHT

See 1.7 for maximum height requirements.

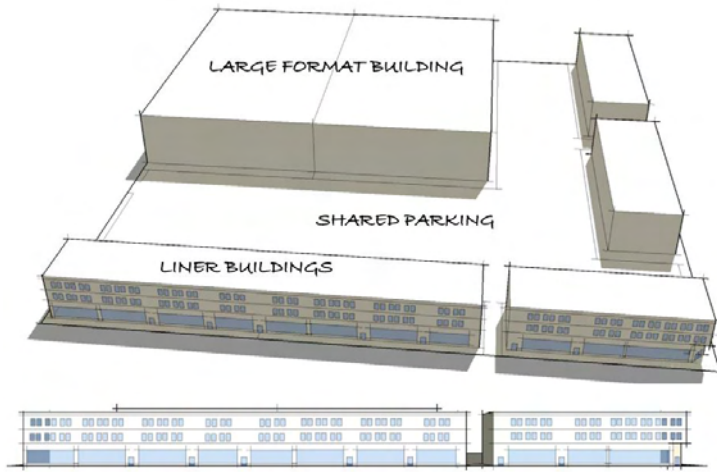
### GROUND FLOOR ELEVATION

For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk (measured from the front building façade to the top of the finished ground floor). There is no minimum for ground floor nonresidential uses.

### FLOOR HEIGHT

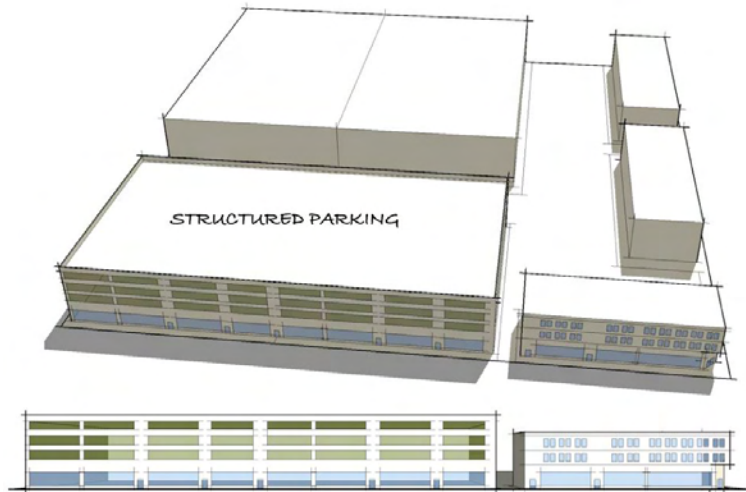
1. The ground floor shall have at least 14 ft. of clear interior height (floor to ceiling) for a minimum depth of at least 25 ft.
2. The maximum floor-to-floor height for the ground floor is 20 ft.
3. The maximum floor-to-floor height for floors other than the ground floor is 12 ft.
4. At least 80% of each upper floor shall have an interior clear height (floor to ceiling) of at least 9 ft.

## LARGE FORMAT BUILDINGS



Liner buildings facing a designated frontage may be used to screen large format buildings. Shared parking is allowed between the large format building and the street provided liner buildings are constructed to meet the designated frontage standards. Large format buildings screened by liner buildings (that meet the designated frontage requirements) are only required to meet the ground floor area, side/rear setback, parking setback, and building height requirements.

## STRUCTURED PARKING

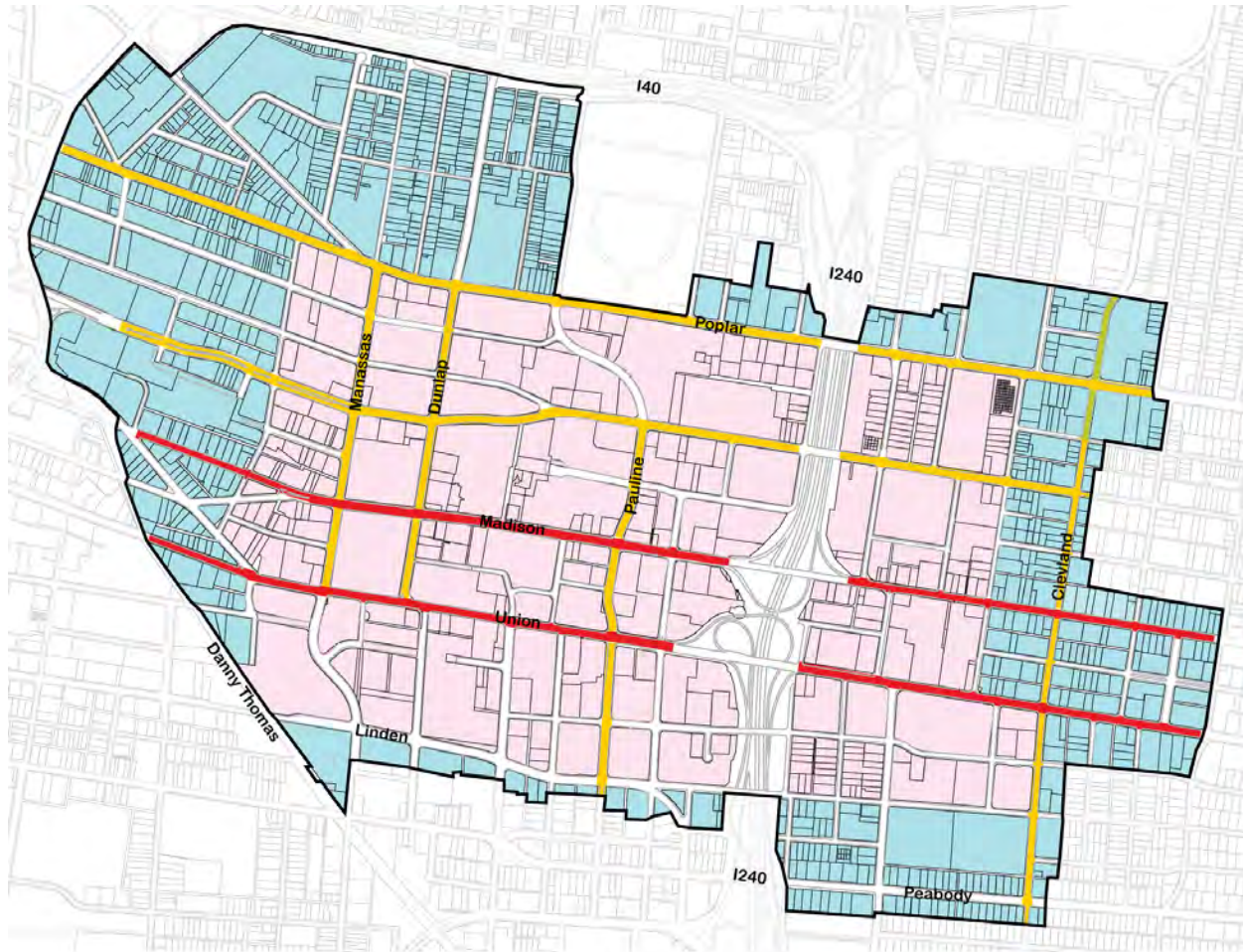


Structured parking is permitted fronting on a street provided that on a designated frontage all frontage requirements are met. Such buildings shall meet all applicable building envelope standards except for upper floor transparency requirements. Such building shall contain active ground floor uses along the designated frontage for minimum depth of least 25 feet.

## 1.7 HEIGHT STANDARDS

### 1.7.1 Building Height Standards

The following map designates maximum building height limits within the Medical Overlay District.



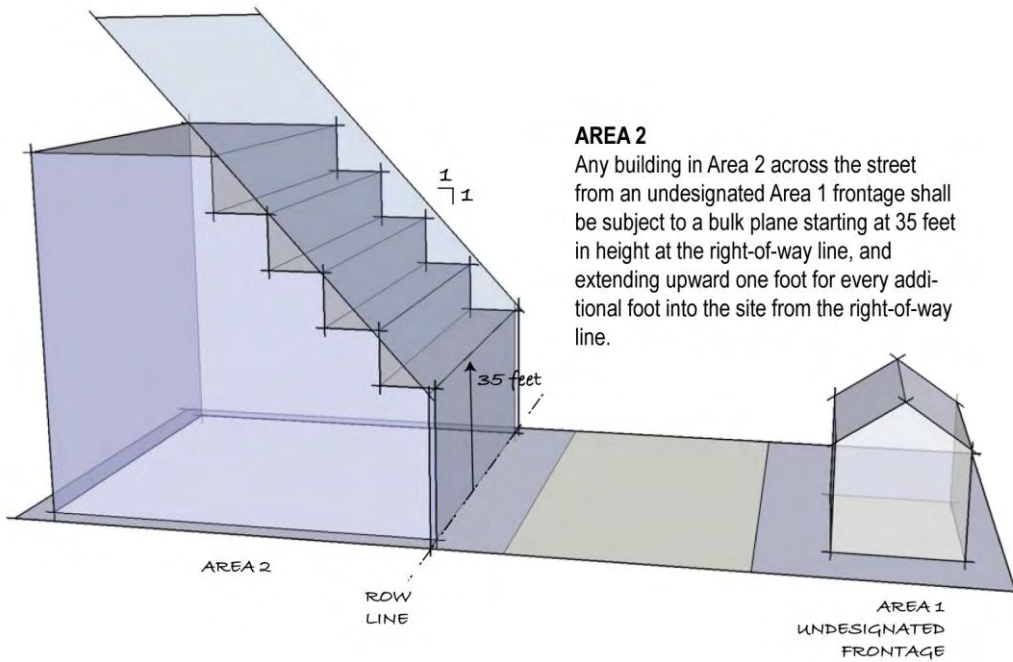
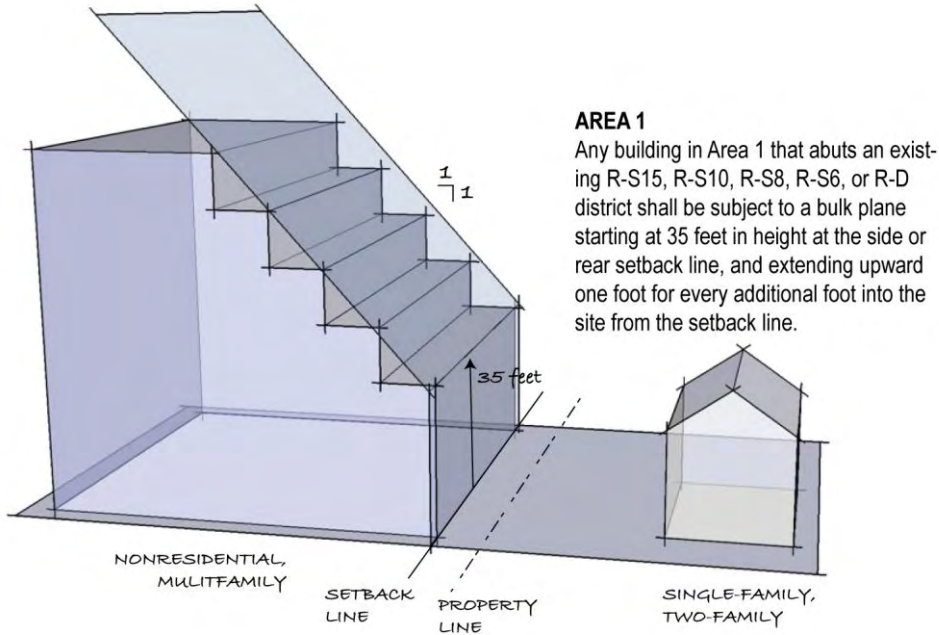
**Medical Overlay District Height Map**

— Pedestrian Frontage   
 — Urban Frontage   
 — Commercial Frontage  
■ Area 1   
 ■ Area 2

	<b>Max Height</b>
<span style="color: lightblue;">■</span> <b>Area 1</b>	
General (no frontage designation)	35 feet
Commercial/Urban/Pedestrian Frontage	60 feet *
<span style="color: pink;">■</span> <b>Area 2</b>	
General (no frontage designation)	80 feet *
Commercial Frontage	80 feet
Urban/ Pedestrian Frontage (anywhere on lot)	
Block face (0 - 30 feet of lot depth)	80 feet
Block interior (30+ feet of lot depth)	128 feet
<i>Additional height permitted for block interiors by special exception</i>	

\* subject to bulk plane (see 1.7.2)

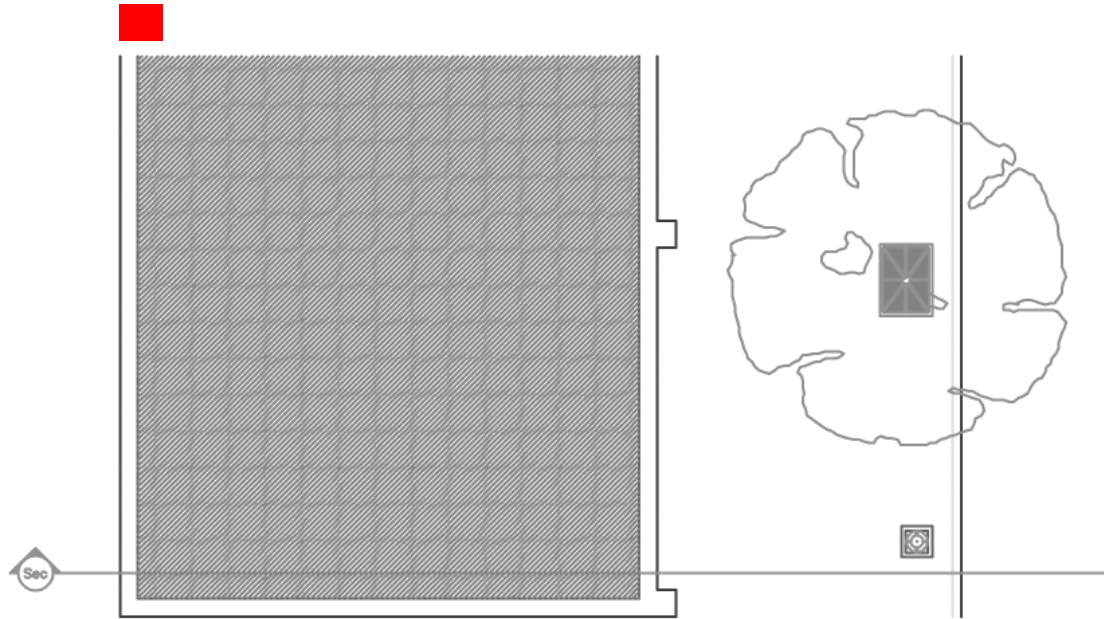
**1.7.2 Bulk Plane**



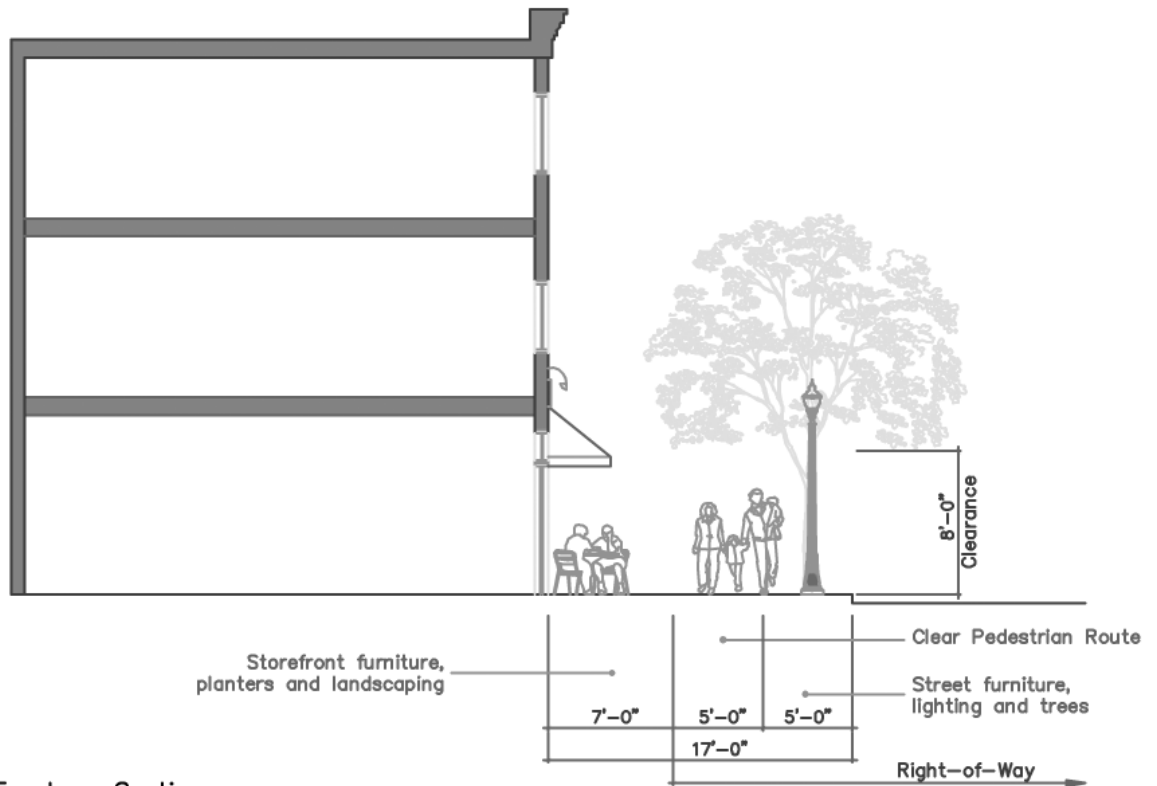
**1.8 STREETScape STANDARDS**

**1.8.1 Pedestrian Frontage**

The following minimum streetscape standards apply along a Pedestrian Frontage as designated in 1.6.2 (see 1.6.3 for related building envelope standards).



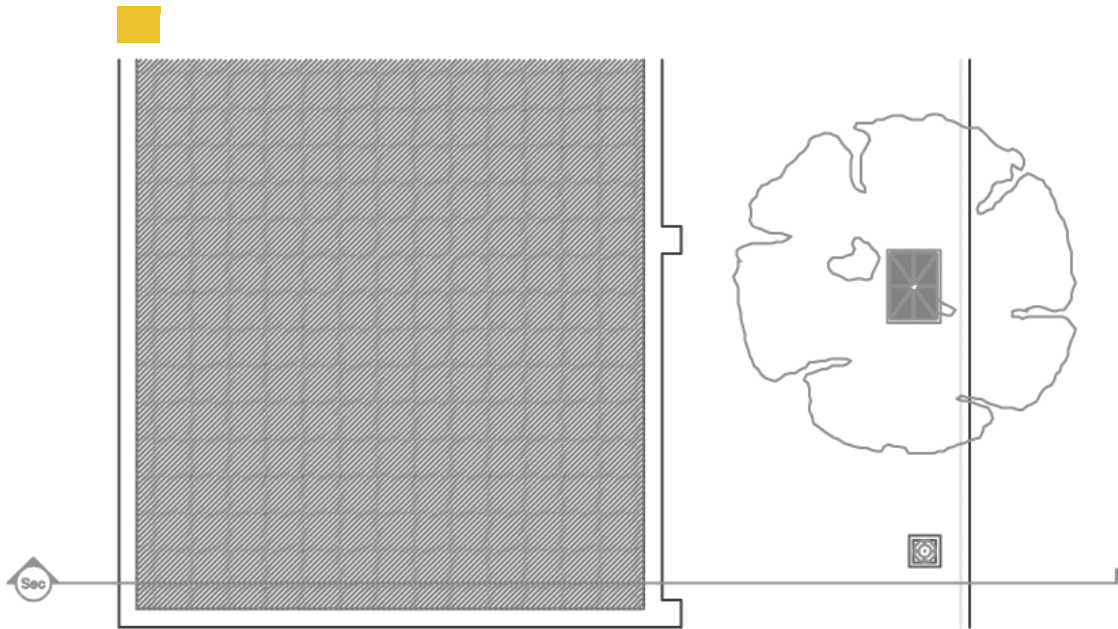
**Pedestrian Frontage Plan**  
SCALE: None



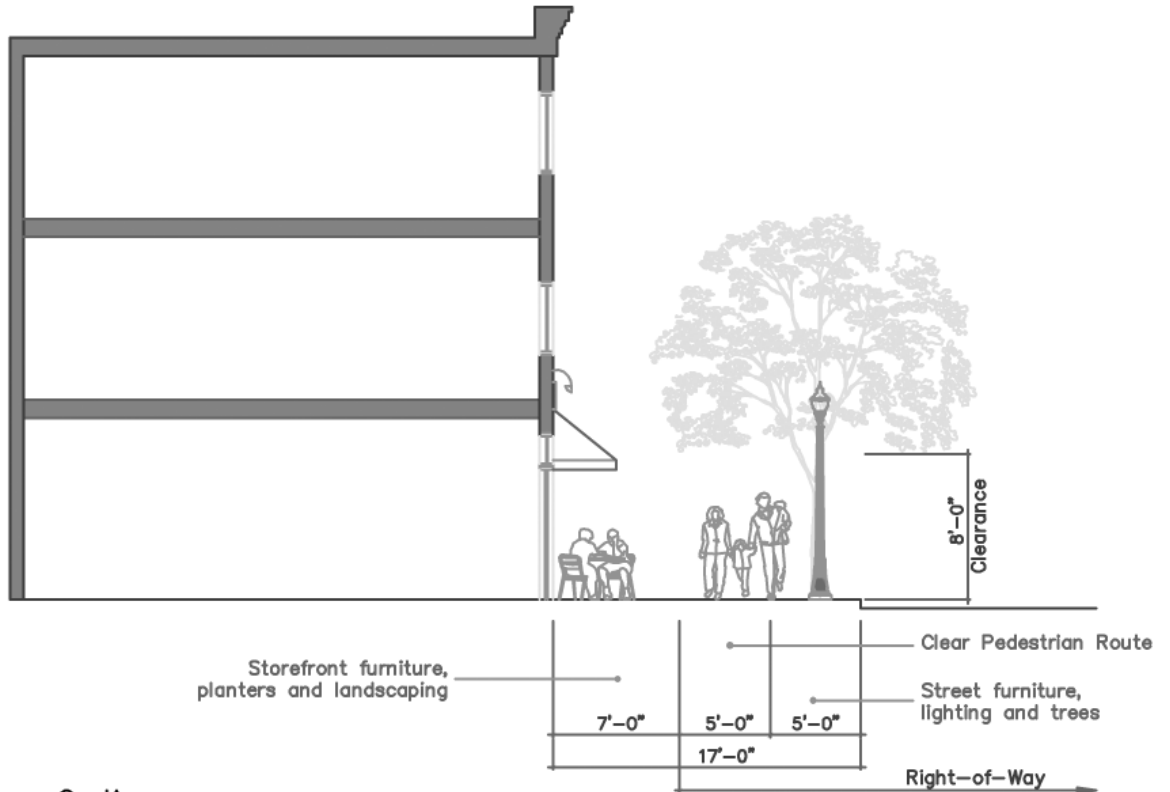
**Pedestrian Frontage Section**  
SCALE: None

### 1.8.2 Urban Frontage

The following minimum streetscape standards apply along an Urban Frontage as designated in 1.6.2 (see 1.6.3 for related building envelope standards).



Urban Frontage Plan  
SCALE: None

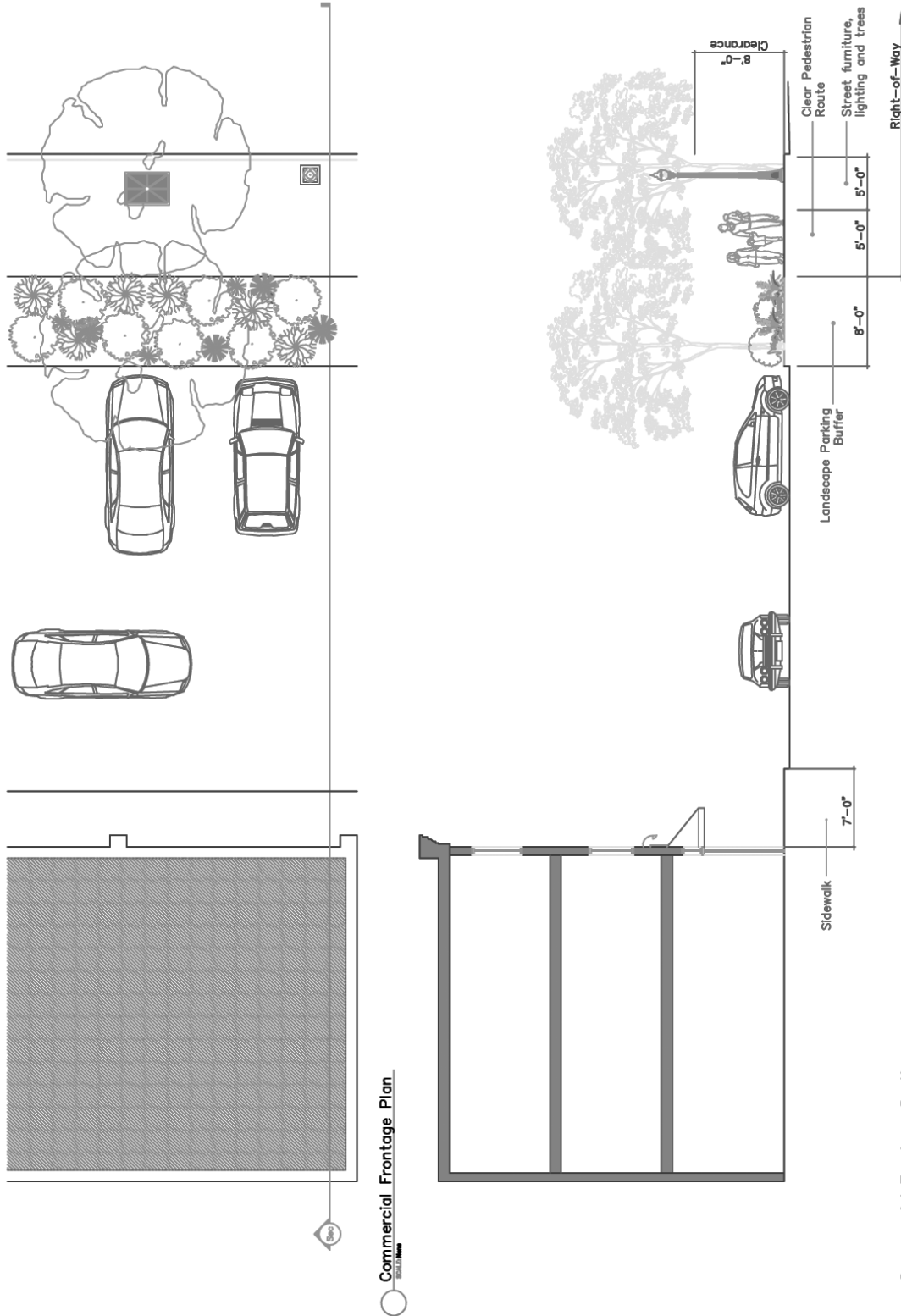


Urban Frontage Section  
SCALE: None

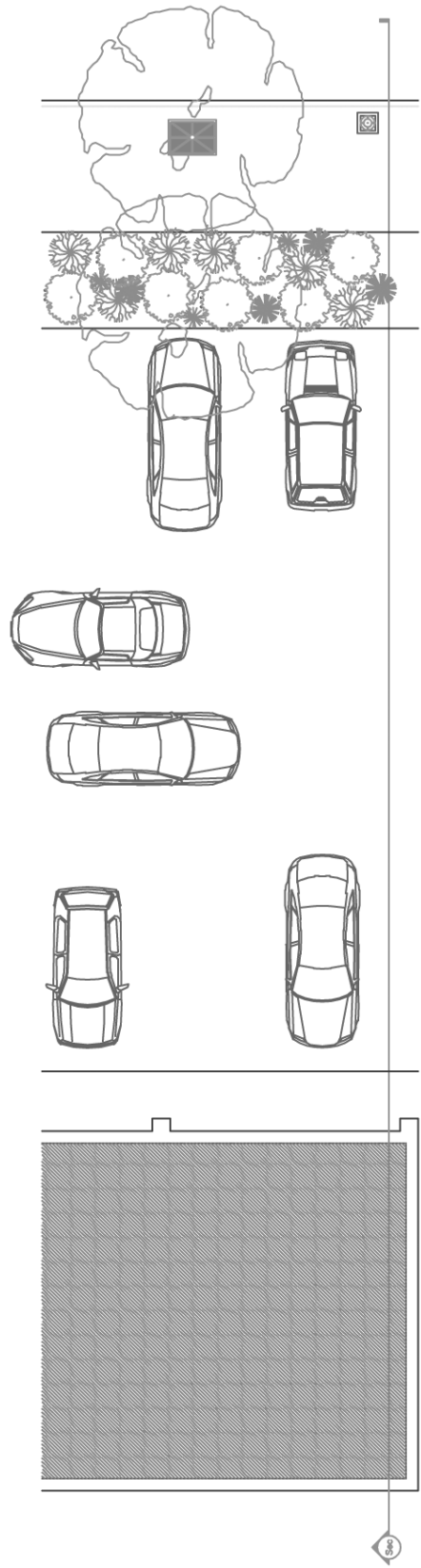
### 1.8.3 Commercial Frontage

The following minimum streetscape standards apply along a Commercial Frontage as designated in 1.6.2 (see 1.6.3 for related building envelope standards). Developments with no on-site parking between the building street may follow the requirements for Urban Frontage (see 1.8.2).

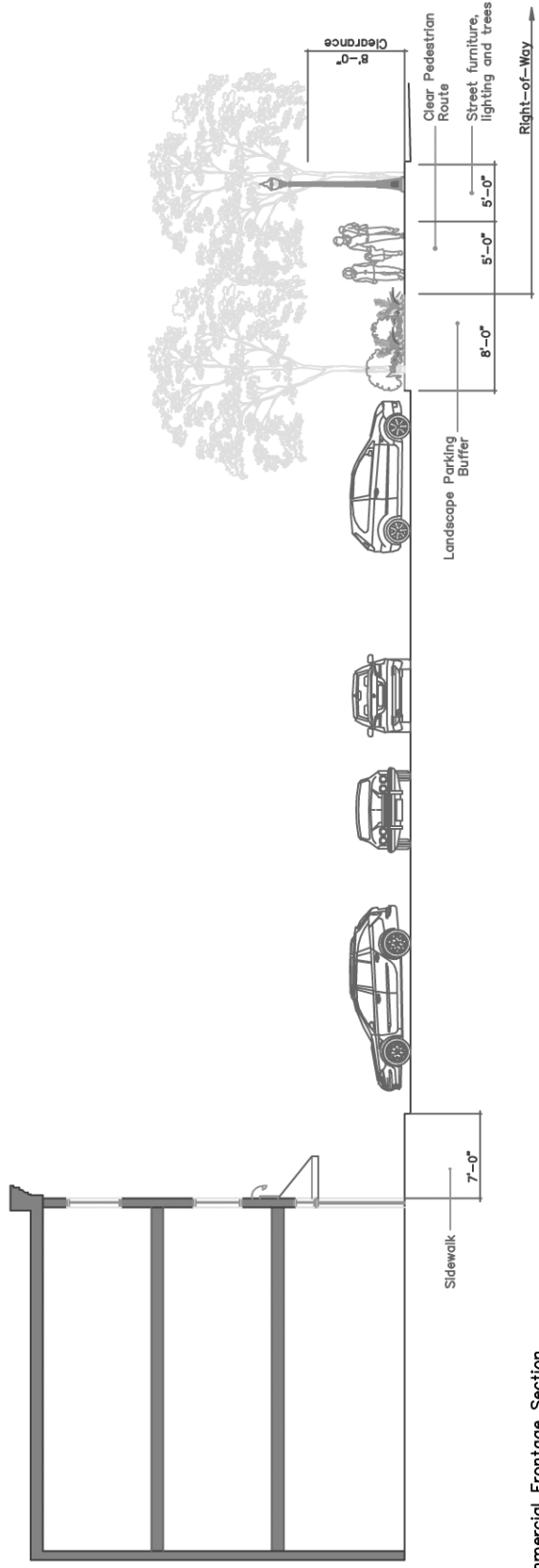
#### COMMERCIAL FRONTAGE 1



**COMMERCIAL FRONTAGE 2**



Commercial Frontage Plan



Commercial Frontage Section

#### **1.8.4 Street Trees**

A project developed in the Medical District Overlay shall provide street trees located at least every 40 feet on center. The street trees shall be planted in grates that are Americans with Disabilities Act (ADA) compliant or in planters with curbed beds. The location of street trees shall conform to the applicable streetscape plate.

## **1.9 SITE DEVELOPMENT STANDARDS**

### **1.9.1 Applicability**

The following supplemental site development standards apply in all nonresidential districts within the Medical Overlay District.

### **1.9.2 Landscaping and Screening**

- A. Any building, structure, or use is subject to the landscaping requirements of Chapter 16-12 (landscaping).
- B. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be screened from view from residentially-zoned property or public rights-of-way. Screening enclosures shall be fully enclosed by opaque walls or fences at least eight feet high with self-closing access doors and shall be constructed of the same materials as the primary building or buildings.
- C. Trash collection, trash compaction, recycling collection and other similar service areas shall be located a minimum of 50 feet away from any residentially-zoned property line.
- D. No garage doors, bay doors or loading areas shall face a Pedestrian or Urban Frontage.
- E. Loading areas shall be subject to the following screening requirements:
  - 1. Provide a minimum 100 percent year-round screen of all loading areas visible from residentially-zoned property or public right-of-way.
  - 2. This screen shall consist of berms, walls, fences, plant material or combination totaling eight feet in height at installation or completion of construction. Wall or fence materials shall be compatible with the primary structure.
  - 3. Loading docks shall be located to the side or rear of buildings when within 50 feet of any residentially-zoned property, unless the loading area is wholly within a closed building.
- F. All roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from view from residential properties or public rights-of-way at ground level of the property line.
- G. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers which are painted to blend with the primary structure.
- H. Wall or ground-mounted equipment screening shall be constructed of planting screens; brick, stone, reinforced concrete, or other similar masonry materials; or other similar materials.
- I. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required accessways to these utilities are exempt from the screening provisions.

### **1.9.3 Fences and Walls**

- A. Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone and wrought iron.
- B. Chain-link fences, barbed wire or concertina wire shall not be permitted.
- C. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- D. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.
- E. Fences shall not be constructed in the sight triangle.

### **1.9.4 Drive-Through Facilities**

- A. A drive-through window shall only be permitted where it is not facing the public right-of-way of a Pedestrian or Urban Frontage.
- B. Drive-through windows and lanes placed between the right-of-way and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way. Such screening shall be a compact evergreen hedge or other type of dense foliage. At the time of installation, such screening shall be at least 36 inches in height and shall reach a height of 48 inches within two years of planting.
- C. No drive-through window shall be permitted on the side of a building adjacent to any residentially-zoned property.

### **1.9.5 Parking**

- A. Due to the high availability of public transportation in the Medical Overlay District area, any building, structure, or use may reduce the total number of required parking spaces specified in Chapter 16-108 by up to 25 percent. Where off-street parking is provided, it shall comply with the geometric requirements of Chapter 16-108. Where parking spaces beyond the required parking spaces set forth in Chapter 16-108 are provided in surface parking lots, such additional spaces shall be established using pervious materials such as turf block, grasscrete or similar surfaces as approved by the City Engineer.
- B. Surface parking lots are not allowed unless as accessory to a principal use permitted by both the underlying district and this overlay district, or as approved by special exception.
- C. Any building, structure, or use is exempt from the loading requirements of Chapter 16-108 provided, however, that if off-street loading is provided, it shall comply with the geometric requirements of Chapter 16-108.
- D. The Land Use Control Board may approve modifications to any parking requirements in accordance with the special exception process.

### **1.9.6 Signs**

The sign regulations in all residential zoning districts shall meet the district standards. Sign regulations in all nonresidential underlying zoning districts shall meet the standards of the sign regulations set out in section 16-92-10, *et seq.*

## 1.10 DEFINITIONS

For the purposes of this chapter, the following words and terms shall have the following meanings:

- A. Blank Wall Area. For the purposes of this chapter, blank wall area shall mean a portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B. Commercial Frontage. See 1.6.
- C. Pedestrian Frontage. See 1.6.
- D. Transparent. Material through which light can travel with minimal scattering so that objects can be viewed clearly through it.
- E. Translucent. Material through which light passes, but in such a way that a clear image cannot be formed of the object viewed through it.
- F. Upper-Story Residential. A residential unit on the upper floors of a permitted nonresidential use.
- G. Urban Frontage. See 1.6.