Chapter 17.60 HM HOSPITAL-MEDICAL

17.60.010 Purpose.

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17.60.010 Purpose.

The purpose of the HM district is to establish and maintain a district used for hospital, medical, and medical support services, and other compatible uses.

17.60.020 Permitted uses.

In the HM district, no building, structure, or land use shall be permitted or used except for the following:

1. Apartments located within a business structure;
2. Bed and breakfast;
3. Bed and breakfast homestay;
4. Bed and breakfast inn;
5. Chapels and mortuaries;
6. Churches;
7. Day care, adult;
8. Child care center;
9. Family child care center - zoning review;
10. Family child care home;
11. Family child care home - zoning review;
12. Heliports;
13. Hospitals;
14. Hotels, motels, boarding/rooming houses;
15. Group homes;
16. Medical and dental supplies, retail;
17. Nursing homes and sanitariums;
18. Offices, general and professional;
19. Parking garages;
20. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
21. Personal service shops;
22. Residential dwellings:
    a. Single-family dwelling units;
    b. Two-family dwelling units;
    c. Multifamily dwelling units up to and including eight stories or seventy-five feet in height, whichever is less;
    d. Townhouses;
    e. Condominiums for both residential and office use;
23. Restaurants, cafes, coffee shops;
24. Sundry shops and stores;
25. Vocational centers, medical and professional institutions;
26. Other uses compatible with the intent of this district as determined by the commission, with the exception of gaming/gambling uses as defined in this title.

17.60.030 Conditional uses.

The following are conditional uses in an HM district:

A. Developments exceeding twenty residential units per acre;
B. Parking lots;
C. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
D. Other compatible uses as determined by the commission, with the exception of gaming/gambling uses as defined herein.

17.60.040 Minimum standards.

A. Lot Area.
For all uses, there shall be a minimum lot size of 4,000 square feet except as provided below:

1. Multifamily dwellings, condominiums, and townhouses of three or more units shall have a minimum of 1,500 square feet per dwelling unit;

B. Lot Width.
1. For all uses except townhouses, fifty feet;
2. For townhouses, twenty feet per individual townhouse unit.

C. Yard Requirements.

1. Front yard setback, fifteen feet with alley, or eighteen feet without alley;

2. Rear yard setback, ten feet;

3. Side yard setback, five feet;

4. Business or commercial uses, front and rear yard, fifteen feet, side yard five feet from property line;

5. The front yards of a corner and through lot shall not be less than fifteen feet;

6. Townhouses, zero lot line between adjoining townhouse units; five foot side yard setback for each end unit;

D. Maximum Density.
Maximum residential density shall be twenty units per acre.

E. Height Limitations.
Maximum height eight stories or seventy-five feet, whichever is less.

F. Buffering.
For multifamily developments which adjoin single-family residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.