

ARTICLE 24

HF, HOSPITAL FACILITIES DISTRICT

SECTION 24.01. Purpose.

The Hospital Facilities (HF) zone district is intended to accommodate the unique nature and requirements of large scale and significant medical facilities associated with a full service hospital in a manner compatible with the surrounding land uses.

SECTION 24.02. Principal Uses Permitted

In the HF Districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A.** Hospitals, when the following conditions are met:
1. All hospitals shall be developed only on sites of 30 acres or more in area.
 2. All sites shall have at least one property line abutting a major thoroughfare as listed in Article 6. No more than two ingress routes shall be provided for the facility.
 3. The minimum distance of any principal or accessory building or structure from any property line shall be fifty (50) feet. Principal or accessory buildings shall be setback a minimum of 110 feet from the centerline of those major thoroughfares identified in Article 6. or fifty (50) feet from the right-of-way, whichever is greater.
 4. Building heights in excess of two (2) stories or thirty five (35) feet are permitted up to five (5) stories. For each foot of building height above two (2) stories or thirty five (35) feet the minimum yard requirement shall be increased one foot on all required yards.
 5. Buildings shall be oriented towards the front yard (addressed) and shall have at least one other entrance which is accessible to a main parking area.
 6. The area between the addressed side of the building and the closest major thoroughfare shall not exceed a maximum lot coverage including all buildings and pavement of 40%.
 7. Any required yard which abuts a residentially zoned district shall have a five (5) foot high landscaped berm which contains a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens, six feet in height (minimum), twenty (20) feet on center, staggered ten (10) feet on center.

8. Parking areas located in a yard adjacent to a public right-of-way shall be setback a minimum of fifty (50) feet from the right-of-way. Parking areas adjacent to a major thoroughfare identified in Article 6 shall be setback a minimum of 110 feet from the centerline of those major thoroughfares or fifty (50) feet from the right-of-way, whichever is greater.
 9. The required parking setback along adjacent rights-of-way shall be landscaped with the following elements:
 - a. An undulating berm a minimum of 36” in height;
 - b. One (1) deciduous canopy or evergreen tree per 25 linear feet of frontage;
 - c. One (1) shrub-like tree per 25 linear feet of frontage;
 - d. Six (6) shrubs per 25 linear feet of frontage.
 10. Ambulance and delivery areas shall be obscured from all adjacent residentially zoned districts with a decorative masonry wall at least six (6) feet in height. The Planning Commission may allow a landscape screen which contains a minimum of one row of upright coniferous evergreens, six feet in height (minimum) and six (6) feet on center. Access to ambulance and delivery areas shall be directly from a major thoroughfare, not a secondary road.
- B.** Outpatient treatment facilities and ambulatory care centers.
- C.** Physician’s offices and clinics as long as they are members of the hospital medical staff.
- D.** Diagnostic clinics and clinical laboratories which provide support to hospital medical functions.
- E.** Garages for parking and storage of emergency and maintenance vehicles subject to the following conditions:
1. Provided that such use is accessory to a principal hospital use;
 2. The minimum distance of any garage from any property line shall be fifty (50) feet. Garages shall be setback a minimum of 110 feet from the centerline of those major thoroughfares identified in 6.02.U. or fifty (50) feet from the right-of-way, whichever is greater.
 3. No garage may be located between the addressed side of the principal building and the closest major thoroughfare.
 4. Garages must be designed to be architecturally compatible with the primary hospital building.
- F.** Other related uses such as a pharmacy or facilities for the sale of medical goods such as bandages, corrective garments, bed, wheelchairs or optical equipment may be permitted within such buildings.

- G.** Day care center for the use of hospital personnel. Such center shall not be made available for the use of any person not directly employed by the hospital, or its physicians.
- H.** Food service facilities providing services to staff, patients, and those visiting or accompanying patients.
- I.** Heliports may be permitted as an ancillary use for hospitals subject to the following conditions:
 - 1. The plans for such facility shall be given approval by the Federal Aviation Agency prior to submittal to the Planning Commission and Township Board for their review and action.
 - 2. The standards for determining obstruction to air navigation as announced in the FAA Technical Order N-18, April 26, 1960 (as amended July 30, 1952) and any other amendments thereto shall be complied with. This standard shall be applied by the Class of airport as determined by the FAA.
 - 3. The area of the “clear zone” (see FAA definition) shall be provided for within the land area under hospital ownership, but in no instance shall the “clear zone” be above property zoned R, PRD, RM, MH, or over residential uses in the SP Districts.
- J.** Public safety facilities.