

Section 1000 O-2 HOSPITAL AND INSTITUTION DISTRICT

This district is intended to provide areas for Hospitals, institutions, and professional and business offices that require separate Buildings and Building groups surrounded by landscaped Yards and open areas. The intent is herein to provide centralized, compact locations for medical, dental and other health-care offices, Clinics, and Hospitals and related services in a central location.

1000 Permitted Uses

- A. Hospitals
- B. Medical, dental or other health related offices and Clinics.
- C. Professional offices including but not limited to offices for lawyers, architects and engineers.
- D. Business offices and membership organizations in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These include but are not limited to offices for managers, representatives, insurance and real estate agencies, financial service business associations, labor union offices, religious and political offices.
- E. Community and public Buildings.
- F. Art galleries and museums.
- G. Public and private Schools.
- H. Veterinaries and Small Animal Hospitals.
- I. Beauty and barber shops.
- J. Nursing homes and retirement centers.
- K. Social service agencies.
- L. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- M. Commercial and Nonprofit Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II.
- N. Restaurants and drug stores when clearly incidental and subordinate to one of the permitted uses.
- O. Laboratories and research centers when not objectionable because of odor, noise, dust or vibration.
- P. Emergency care facilities, ambulance services and heliports.
- Q. Churches, chapels, synagogues and temples.
- R. Accessory Buildings and uses customarily incidental and subordinate to permitted or permissible uses and Structures.

S. Utility substations and transformers.

1001 Uses Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Commercial Parking Lots or Garages.
- B. Undertaking establishments and funeral homes.
- C. Child Care Centers as defined in ARTICLE II.
- D. State approved and licensed drug and alcohol rehabilitation centers, penal or correctional halfway houses or rehabilitation centers and uses similar in character.

1002 Height and Area Regulations

- A. No Building or Structure shall exceed four (4) stories or forty-five (45) feet in height.
- B. When an O-2 District abuts an R-3 or C-1 District, or for other special considerations, the Board of Zoning Appeals may grant an increase in the maximum height limitations provided that for each two (2) feet of Building Height above the maximum forty-five (45) feet an additional one (1) foot of Side Yard shall be provided in addition to the minimum fifteen (15) feet; and further provided that for each additional two (2) feet, the permitted Lot coverage be reduced by one (1) percent.
- C. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 1003.3; Ord. No. 496, 8/9/1990)
- D. Side Yard Setbacks shall be a minimum of fifteen (15) feet, except when a Side Yard is adjacent to a Residential District, when a Side Yard Setback of twenty (20) feet shall be required.
- E. No Building shall be located closer than thirty (30) feet to the Rear Lot Line.
- F. The main and Accessory Buildings shall not cover more than thirty-five (35) percent of the Lot area.

1003 Off-Street Parking Requirements

Off-Street Parking shall be provided on the same Lot as or a Lot adjacent to the Building in accordance with the following requirements.

- A. For Hospitals, nursing homes, extended care facilities, or other uses where a patient or client may be kept overnight, one (1) Parking Space shall be provided for every three beds.

Article V, Section 1000 O-2 Hospital and Institution District

- B. For offices and Clinics there shall be one (1) Parking Space for every two hundred (200) square feet of usable space, exclusive of stairs, halls and other service area.
- C. There shall be one (1) Space for every three (3) seats in a main auditorium of churches and other public Buildings.
- D. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- E. There shall be one (1) Space per every two (2) residents for homes for the aged or handicapped.
- F. For all other permitted uses one (1) Space for every two hundred (200) square feet of usable floor area, excluding all service areas such as halls and stairways.