Section 10-6.648. CM Medical Arts Commercial District.

						PER	MITTED	USES		
1. District Intent						3. Accessory Uses				
The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential projects shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.			 drive-thro (2) Communi including stations. Other com accordance regulation (3) Day care of (4) Gift, nove (5) Hospitals. (6) Hotels and inns. (7) Laundrom stations. (8) Mailing so (9) Medical a and clinic (10) Mortuari (11) Multiple (12) Non-med 	ns, without dical facilities, blice/fire prohibited. allowed in of these nd breakfast ning pick-up s, laboratories,	 (13) Nursing homes and other residential care facilities. (14) Off-street parking facilities. (15) Passive and active recreational facilities. (16) Personal services (barber shops, fitness clubs, etc.) (17) Photocopying and duplicating services. (18) Restaurants without drive-in facilities. (19) Retail bakeries. (20) Retail drug store. (21) Retail florists. (22) Retail newsstands, books, greeting cards. (23) Retail office supplies. (24) Retail optical and medical supplies. (25) Single-family attached dwellings. (26) Tailoring. (27) Veterinary services, including veterinary hospitals. (28) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses 			 3. Accessory Uses (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by County Administrator or designee. 		
4. Minimum Lot or Site Size						6. Maximum Building R			estrictions	
a. Lot or Site Area	b. Lot Width	c. Lot Depth		b. Side-Interior Lot	c. Side-Corne	er Lot	d. Rear	a. Building Size		b. Building Height
none	none	none	25 feet	none	25 feet		10 feet	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel		none for hospitals; 6 stories for other uses (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district
	nsive Plan and shall apply jor medical facilities, whe I support functions includ offices, and services which e intended to protect and cal facilities and promote ities. Medical centers are ies and indirectly related t operations. Also, certai ities are permitted. The n M district is 20 dwellin a minimum gross density cy or preservation and/or The minimum gross den 4. Minimum Lot or S a. Lot or Site Area	nsive Plan and shall apply to urban areas wi jor medical facilities, wherein activities are a support functions including residential use offices, and services which serve medical op e intended to protect and promote the effic cal facilities and promote safe and efficient ities. Medical centers are characterized by ies and indirectly related support busine t operations. Also, certain community and ities are permitted. The maximum gross de 2M district is 20 dwelling units per acre. a minimum gross density of 8 dwelling u cy or preservation and/or conservation feat . 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Lot Depth	nsive Plan and shall apply to urban areas with convenient jor medical facilities, wherein activities are restricted to a support functions including residential uses and limited offices, and services which serve medical operations. The e intended to protect and promote the efficient operation cal facilities and promote safe and efficient vehicular and tites. Medical centers are characterized by a variety of ies and indirectly related support businesses in close t operations. Also, certain community and recreational ities are permitted. The maximum gross density allowed M district is 20 dwelling units per acre. Exclusively a minimum gross density of 8 dwelling units per acre cy or preservation and/or conservation features preclude . The minimum gross density for mixed use projects is 6 . (10) Mortuaries. (11) Multiple-family dwellings. (12) Non-medical offices and services, business and government offices . (11) Multiple-family dwellings. (12) Non-medical offices and services, business and government offices . (13) Mortuaries. (14) Minimum Lot or Site Size A Lot or Site Area b. Lot Width c. Lot Depth	be located in areas designated Suburban on the Future nsive Plan and shall apply to urban areas with convenient jor medical facilities, wherein activities are restricted to support functions including residential uses and limited ffices, and services which serve medical operations. The e intended to protect and promote the efficient operation cal facilities and promote safe and efficient vehicular and ities and promote safe and efficient vehicular and ities are permitted. The maximum gross density allowed in district is 20 dwelling units per acre. Exclusively a minimum gross density of 8 dwelling units per acree cy or preservation and/or conservation features preclude The minimum gross density for mixed use projects is 6 (4) Gift, novelty, and souvenir shops. (5) Hospitals. (6) Hotels and motels, including bed and breakfast inns. (6) Hotels and motels, including bed and breakfast inns. (7) Laundromats, laundry and dry cleaning pick-up stations. (1) Multiple-family dwellings. (1) Multiple-family dwellings. (1) Multiple-family dwellings. (1) At or Site Area b. Lot Width c. Lot Depth a. Front b. Side-Interior Lot c. Side-Corne	2. Principal Usesbe located in areas designated Suburban on the Future nsive Plan and shall apply to urban areas with convenient jor medical facilities, wherein activities are restricted to 1 support functions including residential uses and limited offices, and services which serve medical operations. The e intended to protect and promote safe and efficient vehicular and ities. Medical centers are characterized by a variety of ites and promote safe and efficient vehicular and tites. Medical centers are characterized by a variety of ites and indirectly related support businesses in close t operations. 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Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.(16) Personal service (17) Photocopying an (19) Retail bakeries.(20) Retail drug store ties and indirectly related support businesses in close to operations. Also, certain community and recreational a minimum gross density of 8 dwelling units per acre cy or preservation and/or conservation features preclude The minimum gross density for mixed use projects is 6(3) Mailing services. (9) Medical and dental offices, services, laboratories, and clinics.(20) Retail optical an stations.(11) Multiple-family dwellings. 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DEVELOPMENT STANDARDS (continued from page 1 of 2)										
4. Minimum Lot or Site Size				5. Minimum Building Setbacks				6. Maximum Building Restrictions		
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height	
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories	
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet		not applicable	same as above	

7. Street Vehicular Access Restrictions: Properties in the CM zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.

2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).