

NOTE 6 - MEDICAL COMPLEX, NURSING HOME OR CONVALESCENT CENTER

1. Purpose

General nursing and convalescent facilities, shall be conditionally permitted in R-L District areas provided that the minimum requirements are met as follows:

2. Minimum Requirements

a. Site Size

3 acres minimum

b. Site Width

300 feet minimum

c. Perimeter Setback

35 feet around the entire perimeter of the site. No parking or accessory buildings may be located within this area. In cases where the boundaries of the subject use abut a Residential District or use, the perimeter setback shall be increased to 50 feet along the area abutting the Residential District or use.

d. Lot Coverage

A maximum 20% by principal and accessory structures.

e. Height of Structures

Principal structures 2 1/2 stories or 35 feet.

Accessory structures shall not exceed 1 story or 15 feet.

f. On-Site Parking

Paved on-site parking facilities shall be provided as required in NOTE 9.

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(Cont'd)

**g. Distance Between Buildings**

A minimum of 35 feet between the side wall of one principal building and the front, rear or side walls of any adjoining principal or accessory building.

**h. Outdoor Sitting Areas**

Outdoor sitting areas for patients shall be provided which are well defined by walls, fences, hedges or other plantings designed to impart a sense of containment or security and to provide group privacy. Such sitting areas shall be provided with paved areas of adequate size to provide space for small groups of wheelchairs and garden furniture.

**i. Night Lighting**

Night lighting shall be provided for the safe and convenient use of streets, driveways, parking areas, walks, steps and other facilities.

**j. Landscaping**

In addition to the standards set forth in Note 5, the following landscape elements shall be provided:

- (1) All open areas other than those improved as or used for parking, loading, group recreation purposes and pedestrian and vehicular circulation shall be graded, planted, landscaped and properly maintained. Five percent (5%) of the total landscaped areas shall be screened on their periphery by means of an evergreen planting, a fence or decorative masonry wall having a height of 4 1/2 feet.
- (2) Where the subject use abuts a Residential District or where any portion of the rear of the structures is visible from any nearby street, then the following landscape controls shall apply to preclude any objectionable view: Evergreen trees, a minimum of 6 feet tall, shall be planted in double alternating rows in a strip of at least 10 feet wide. Such landscaping shall be sufficiently dense at the time of planting to mask the above-noted portions of the use from view from the street or adjoining property.
- (3) Existing natural tree cover may be substituted for the landscape requirements stipulated herein.