

# DRAFT CODE LANGUAGE-SPECIALITY HOSPITALS

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## § 153.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

*Uses definitions - S*

- (a) **SEXUALLY ORIENTED BUSINESS ESTABLISHMENT.** A commercial establishment including adult cabaret, adult store, or adult theater primarily engaged in persons who appear nude/semi-nude, live performances, films or other visual representations, adult booths, or sale or display of adult material.
- (b) **SPECIAL EVENT.** A temporary outdoor use of land for the purposes of a gathering, including but not limited to a fair, festival, celebration, or fundraiser.
- (c) **SPECIALTY HOSPITALS.** A care facility focused on one or more concentrated areas of medical care and includes overnight care of patients. The use includes a restricted range of services that diagnose, care and treat patients with physical or mental illnesses or disorders, or recovery from elective procedures or treatments, and includes intensive residential treatment programs, inpatient physical or occupational rehabilitation programs, substance abuse programs, or addiction programs.
- (d) **SWIMMING POOL.** Any confined body of water, with a rim/deck elevation less than one foot above the existing finished grade of the site, exceeding 100 square feet in water surface area, and 24 inches in depth, designed, used, or intended to be used for swimming or bathing purposes.

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## **153.026 SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.**

(A) Permitted use. The following uses shall be permitted in the Suburban Office and Institutional District:

- (1) *Residential.* Dwellings ancillary to permitted institutional uses.
- (2) *Administrative and business.* Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

602 Commercial and stock savings banks

603 Mutual savings banks

604 Trust companies not engaged in deposit banking

605 Establishments performing functions closely related to banking

611 Rediscount and financing institutions for credit agencies other than banks

612 Savings and loan associations

613 Agricultural credit institutions

614 Personal credit institutions

615 Business credit institutions

616 Loan correspondents and brokers

621 Security brokers, dealers and flotation companies

622 Commodity contracts brokers and dealers

623 Security and commodity exchanges

628 Services allied with the exchange of securities or commodities

631 Life insurance

632 Accident and health insurance

633 Fire, marine and casualty insurance

635 Surety insurance

636 Title insurance

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- 639 Insurance carriers, not elsewhere classified
- 641 Insurance agents, brokers and service
- 651 Real estate operators (except developers) and lessors
- 653 Agents, brokers and managers
- 654 Title abstract companies
- 655 Subdividers and developers
- 656 Operative builders
- 661 Combinations of real estate, insurance, loans, law offices
- 671 Holding companies
- 672 Investment companies
- 673 Trusts
- 679 Miscellaneous investing institutions

(3) Professional. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

- 801 Offices of physicians and surgeons
- 802 Offices of dentists and dental surgeons
- 803 Offices of osteopathic physicians
- 804 Offices of chiropractors
- 807 Medical and dental laboratories
- 809 Health and allied services
- 811 Legal services
- 891 Engineering and architectural services
- 893 Accounting, auditing and bookkeeping services
- 899 Services (professional) not elsewhere classified

(4) Institutions. Institutions providing social, cultural, educational and health services to member agencies, organizations and individuals or to the general public.

- 806 Hospitals
- 821 Elementary and secondary schools
- 822 Colleges, universities, professional schools, junior colleges and normal schools

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823 Libraries

841 Museums and art galleries

866 Religious organizations

(5) Organizations and associations. Organizations and associations, organized on profit-making or nonprofit-making basis, for the promotion of membership interests.

861 Business associations

862 Professional membership organizations

863 Labor unions and similar labor organizations

864 Civic, social and fraternal associations

865 Political organizations

867 Charitable organizations

869 Nonprofit membership organizations, not elsewhere classified.

(6) Child and adult daycare center.

(a) Outdoor recreation areas shall be located to the side or rear of the principal structure and shall be enclosed with a fence permitted by Code.

(b) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(c) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors.

(B) Conditional use. The following uses shall be allowed in the Suburban Office and Institutional District subject to approval in accordance with § 153.236.

(1) Auto-oriented commercial facilities or outdoor service facilities. Auto-oriented commercial facilities or outdoor service facilities developed in association with a permitted use.

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(2) Personal services. Personal services generally involving the care of the person or his apparel.

722 Photographic studios, including commercial photography

723 Beauty shops

724 Barber shops

726 Funeral service and crematories

(3) Educational and research. Educational and research establishments engaged in providing tangible and intangible services to members or the general public.

7391 Research, development and testing laboratories

8242 Vocational schools

829 School and educational services not elsewhere classified

892 Nonprofit educational and scientific research agencies

(4) Food and lodging. Food and lodging includes commercial establishments and institutions engaged in furnishing lodging and meals on a fee basis.

581 Eating and drinking places

702 Rooming and boarding houses

704 Organization hotels and lodging houses on membership basis

(5) Exceptional uses.

0722 Offices of veterinarians and animal hospitals

Pet sitting services

Pet training services

The facility providing pet care services shall not include an outdoor recreation area and shall not be located less than 500 feet from any residential district or use.

In reviewing the Conditional Use request, the Planning and Zoning Commission may reduce the minimum distance from any residential district or use.

(6) Wireless communications facilities as conditional uses in all applicable districts.

(7) Fitness and recreational sports centers.

Physical fitness centers

Exercise centers

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Health club facilities

Recreational sports club facilities

Gymnasiums

(8) Park and rides. An off-street parking facility, publicly owned and operated, designed or intended to provide peripheral collection and parking of vehicles to accommodate commuter traffic into or out of the community. In addition to all other applicable development standards, the following standards shall also apply to a park and ride:

- (a) A maximum of one bus passenger shelter not to exceed 50 square feet is permitted.
- (b) If provided, the design and architecture of shelter must be harmonious with the architectural character of surrounding areas.

(9) Specialty Hospitals. A care facility focused on one or more concentrated areas of medical care and includes overnight care of patients. This includes a restricted range of services that diagnose, care and treat patients with medical or psychological illnesses and includes intensive residential treatment programs, substance abuse programs, or addiction programs. The following use specific standards shall be applied:

- (a) The facility shall be located on a site that is a minimum of three acres in size.
- (b) The facility shall be limited to 9,500 square feet per acre in size, unless otherwise approved by the Planning and Zoning Commission.
- (c) The facility shall be located a minimum of 500 feet from any residential district or use.
- (d) Outdoor recreation areas shall be located to the side or rear of the principal structure and shall be enclosed with a fence. Fences are permitted to be up to six feet in height and be 100% opaque.
- (e) Meets lighting standards of the City of Dublin Zoning Code to minimize light trespass.
- (f) The facility shall meet the minimum parking requirements of the City of Dublin Zoning Code, unless otherwise approved by the Planning and Zoning Commission.

(C) *Development standards.* In addition to the provisions of 153.070 through 153.076, the following standards for arrangement and development of land and buildings are required in the Suburban Office and Institutional District.

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(1) *Intensity of use.* No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these development standards. One or more main buildings or permitted uses may be placed on a lot; however, main and accessory structures shall not occupy more than 50% of a lot, nor in total gross floor area exceed 80% of the lot area.

(2) *Lot width.* No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards.

(3) *Side yard.* A side yard shall be required adjacent to a residential zoning district or planned development zoning district as listed in § 153.016. Such required side yards shall be not less than one-fourth the sum of the height of the structure and the length of the wall most nearly parallel to side lot line, but in no case shall the side yard be less than 15 feet.

(4) *Rear yard.* A rear yard shall be required adjacent to a residential zoning district or a planned development zoning district as listed in § 153.016. These required rear yards shall be not less than  $\frac{1}{4}$  the sum of the height of the structure and the length of the wall most nearly parallel to rear lot line, but in no case shall the rear yard be less than 15 feet, except when adjacent to a dedicated alley of not less than 20 feet.

('80 Code, §§ 1159.01 - 1159.03) (Ord. 21-70, passed 7-13-70; Am. Ord. 147-97, passed 12-15-97; Am. Ord. 68-99, passed 9-5-00; Am. Ord. 57-07, passed 9-4-07; Am. Ord. 96-07, passed

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## § 153.212 MINIMUM NUMBER OF PARKING SPACES REQUIRED.

The minimum number of off-street parking spaces required shall be not less than that as set forth in the following table:

***TYPE OF USE***  
***MINIMUM PARKING SPACES REQUIRED***  
***Sq. Ft. means square feet of gross floor area***

### ***Residential***

One or two-family dwelling	2 per dwelling unit
Housing for elderly	1 per dwelling unit
All other dwelling units	2.5 per dwelling unit

### ***Office***

Administrative or business	1 per 250 sq. ft.
Medical or dental	1 per 200 sq. ft.

### ***Institutional***

Church	1 for each 30 sq. ft. of the sanctuary, auditorium or main place of worship
Day or nursery schools	1 per teacher/employee plus 1 per six students
Elementary schools	2 per classroom plus 1 per 60 sq. ft. of auditorium or assembly hall
High school, business, technical or trade school, college or university	2 per classroom, plus 1 for every 20



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	students for which the facility is designed, or 1 per 60 sq. ft. of auditorium or assembly hall, whichever is greater
Library, museum or art gallery	1 per 250 sq. ft. plus 1 per each employee on largest shift
Auditorium, stadium, conference center or other place of assembly	1 per 25 sq. ft.
Hospital	2.5 per bed plus 1 per each employee on largest shift
Special Hospital	1 per 3 beds plus 1 per each employee on largest shift.
Nursing home	1 per 6 beds plus 1 per each employee on largest shift
<b><i>Commercial</i></b>	
Commercial or business service uses, including retail centers less than 100,000 sq. ft. except as otherwise specifically provided for herein	1 per 150 sq. ft. plus 1 per 200 sq. ft. of storage area
Vehicle service station	2 per vehicle service station plus requirements for vehicle repair
Bank	1 per 250 sq. ft. plus 1 per employee on largest shift
Beauty or barber shop	1 per 200 sq. ft.

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Pet care services (sitting and boarding)	1 per 10 animals plus 1 per each employee on largest shift
Pet care services (training and grooming)	1 per 250 sq. ft.
Funeral home	1 per 150 sq. ft. plus 1 per business vehicle
Lumber yard, furniture or large appliance store	1 per 200 sq. ft.
Motel or hotel	1 per rental unit plus 1 per employee on largest shift plus 1 per 150 sq. ft. conference or meeting area plus required spaces for restaurant and lounge
Restaurant, tavern, night club lounge or dance hall	1 per 50 sq. ft.
Vehicle sales	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. outdoor display area
Vehicle repair	1 per 100 sq. ft. or 3 per each service bay, whichever is greater
Shopping center	
Over 100,000 to 500,000 sq. ft.	5.5 per 1,000 sq. ft.
Over 500,000 sq. ft.	5 per 1,000 sq. ft.
<b><i>Entertainment/Recreation</i></b>	
Bowling alley	5 per lane plus spaces for restaurants
Golf driving range	1 per tee plus 1 per employee on largest shift
Miniature golf	1.5 per hole plus 1 per employee on largest shift
Skating rink (ice or roller)	1 per 300 sq. ft.

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Swimming facility	1 per 75 sq. ft. plus 1 per 30 sq. ft. of spectator area plus 1 per employee on largest shift
Theater, auditorium or assembly hall	1 per 3 patrons based on maximum capacity
Fitness and recreational sports centers	1 per 250 sq. ft.

### ***Industrial***

All laboratories and all manufacturing production, fabrication and printing operations	1 per employee on largest shift plus 1 per business vehicle normally on premises
Warehousing	1 per business vehicle, plus
<u>Square Feet</u>	
Up to 20,000	1 per 1,000 sq. ft.
10,000 to 120,000	1 per 5,000 sq. ft.
Over 120,000	1 per 10,000 sq. ft.

('80 Code, § 1193.13) (Ord. 68-86, passed 12-8-86; Am. Ord. 96-07, passed 1-22-08) Penalty, see § [153.999](#)