

Chapter 102. ZONING

ARTICLE V. District Regulations

DIVISION 23. Health Care District

Sec. 102-761. Permitted uses. [Ord. No. 28-1997, § 622.1, 3-4-1997; Ord. of 8-3-2010(2)]

Permitted uses in the Health Care District are as follows:

- (1) Residential uses (single- and two-family), excluding manufactured housing units.
- (2) Public parks.
- (3) Accessory uses, including yard sales on no more than 10 days in any calendar year.
- (4) Municipal uses deemed necessary by the City Council, but, prior to taking action thereon, the council shall hold a public hearing for which 10 days' public notice shall be given.
- (5) Domesticated chickens, subject to requirements of Chapter 10, Animals.

Sec. 102-762. Permitted uses requiring Planning Board review. [Ord. No. 28-1997, § 622.2, 3-4-1997; Ord. No. 12-1999, 9-7-1999; Ord. No. 21-2006, 2-7-2006]

Permitted uses requiring Planning Board review in the Health Care District are as follows:

- (1) Health service offices and professional offices.
- (2) Health care facilities.
- (3) Essential services.
- (4) School, day nursery, or institution of an educational, religious, philanthropic, fraternal, political or social nature.
- (5) Nonmunicipal public and quasipublic uses.
- (6) Home occupation.
- (7) Multifamily housing if associated with the delivery of health care services and the housing complies with density standards identified in section 102-764(b) for single-family and two-family dwelling structures.
- (8) Stealth telecommunications facilities.

Sec. 102-763. Applicability of shoreland zoning and floodplain regulations. [Ord. No. 28-1997, § 622.3, 3-4-1997]

Provisions of chapter 82, pertaining to shoreland zoning, and chapter 78, article II, pertaining to floodplains, may apply in the Health Care District. See the shoreland zoning maps and FIRM flood maps.

Sec. 102-764. Standards. [Ord. No. 28-1997, § 622.4, 3-4-1997; Ord. No. 61-1998, 3-17-1998; Ord. No. 12-1999, 9-7-1999]

- (a) The general performance standards in article IX of this chapter shall be observed in the Health Care District.

- (b) The following shall also apply:
- (1) Maximum residential density for one-family dwelling structures is as follows:
 - a. Public sewer and water: One dwelling structure per net one-third acre.
 - b. Unsewered: One dwelling structure per net 1/2 acre.
 - (2) Maximum net residential density for two-family structures is as follows:
 - a. Public sewer and water: One dwelling structure per net one-third acre.
 - b. Unsewered: One dwelling structure per net acre.
 - (3) Minimum lot frontage is 60 feet.
 - (4) The minimum rear and side setback is 15 feet for all buildings.
 - (5) Maximum building height is 55 feet for all structures, except multifamily housing permitted in section 102-762(7), which has a height limit of 38 feet.
 - (6) The minimum setback for all structures, except multifamily housing permitted in section 102-762(7), shall be 15 feet from the road right-of-way line as determined by either measuring a distance from the center of the traveled way that equals 1/2 of the right-of-way distance plus 15 feet, or determining the right-of-way boundary by a survey at the owner's expense and adding 15 feet. In addition, no permanent aboveground structures for the support, shelter or enclosure of persons or goods shall be erected within 25 feet of Northport Avenue.
 - (7) The minimum setback for multifamily housing permitted in section 102-762(7) shall be 25 feet from the road right-of-way line as determined by either measuring a distance from the center of the traveled way that equals 1/2 of the right-of-way distance plus 25 feet, or determining the right-of-way boundary by a survey at the owner's expense and adding 25 feet.

Sec. 102-765. Screening of off-street parking areas. [Ord. No. 28-1997, § 622.5, 3-4-1997]

All off-street parking in the Health Care District shall be screened from public ways by a vegetative buffer in accordance with article VIII, division 2 of this chapter, with the screening plan to be approved by the Planning Board.

Sec. 102-766. Prohibited uses. [Ord. No. 28-1997, § 622.6, 3-4-1997]

Only those uses specifically listed as permitted uses or permitted uses requiring Planning Board review are allowed within the Health Care District. All other uses are excluded.