

Article 12
Mixed Use Medical District
District M-8

Section 12.47 Building Types Allowed by Right

Small to medium 1 - 2 story medical/office buildings along with other buildings and structures that would normally be considered accessory to medical/office buildings (e.g. -- --)

Section 12.48 Uses Allowed By Right

- Skilled Nursing Care Facility & Support Facilities
- Medical Center/Hospital Support
- General Medical Related Uses

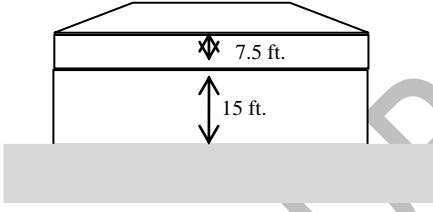
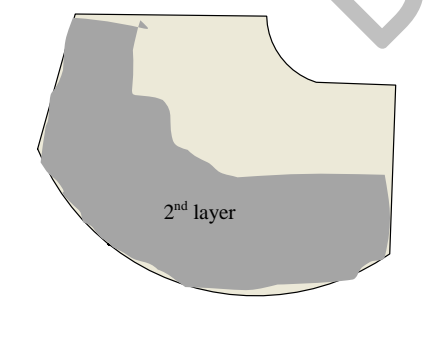
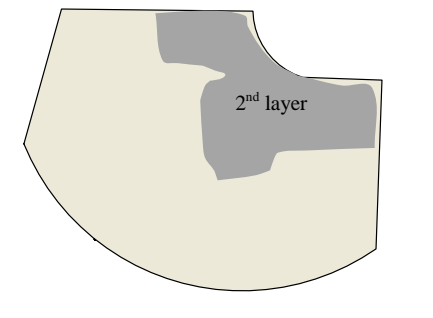
Others We Want to Consider?

- Residential

Section 12.49 Dimensional and Bulk Standards

Structures shall meet all of the following dimensional and bulk standards:

- Development Envelope: 381,779 square feet
- Maximum Impervious Surface Allowed: 194,192 square feet (51% of Development Envelope)

Height		<ul style="list-style-type: none"> • The primary building shall be no more than 2 ½ stories tall • The primary building shall be no less than -- ft. • The accessory building shall be no less than -- ft. • The ground floor should be no more than -- above the front sidewalk elevation
Siting		<ul style="list-style-type: none"> • Buildings shall be provided within the 2nd layer as shown in the diagram • Building coverage shall not exceed 90% of the Maximum Impervious Surface Allowed
Parking		<ul style="list-style-type: none"> • Uncovered parking spaces may be provided • Parking shall be provided within the 2nd layer as shown in the diagram • Parking coverage shall not exceed 10% of the Maximum Impervious Surface Allowed.

Section 12.50 Temporary/Special Uses

Section 12.51 Aesthetic Standards

Structures shall meet all of the following aesthetic standards:

- Exterior Color: Light, earth toned (beige, ocher, etc.) - or natural material expressions
- Exterior Materials: A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.
- Windows: Glazing must be clear or lightly tinted. Windows should have a vertical emphasis divided with mullions, with a rectangular pattern

Section 12.52 Roof Standards

Structures shall meet all of the following roof standards:

- Roof pitch shall have a minimum -- pitch for the primary roof profile

Section 12.53 Additional Standards

- Trash Storage:

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