

ZONING MOTION 2011-1  
INITIATED BY MATTHEWS BOARD OF COMMISSIONERS

MOTION TO CHANGE:              x   TEXT  
          DISTRICT BOUNDARIES  
(IF FOR A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)

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DATE OF INITIAL DISCUSSION TO SET HEARING 1-10-11

PUBLIC HEARING DATE 2-14-11

PROPOSED ACTION

Add new uses in R/I District at 153.056 and new sign provisions for the R/I district at 153.151.

AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED   NA  

ATTACHMENTS INCLUDE Proposed new text at 153.056 and 153.151

PROTEST PETITION FILED?              YES (IF YES, DATE)  
     NA   NO

OTHER COMMENTS

As staff and hospital representatives discussed their need for a series of zoning approvals, it was determined that some text amendments to the R/I provisions would improve the overall process. Some of these proposed changes would also benefit other existing or future R/I zone properties. These changes are also intended to reduce or eliminate potential nonconformities and to better accommodate larger institutional uses that may have multiple significant but separate uses within their overall campuses.

# ZONING MOTION 2011-1

## Text Changes to Provisions for Residential/Institutional Classification

\* Add Allowed Uses Related to a Hospital Complex

\* Revise Table of Sign Regulations

Proposed changes appear in green

### § 153.056 RESIDENTIAL/INSTITUTIONAL DISTRICT.

(B) *Uses under prescribed conditions.* The following uses are permitted subject to the conditions governing each use as specified in the appropriate sections.

- (9) Hospitals. See § 153.053.
- (25) Heliport, medically related. See § 153.053.
- (26) Clinics, medical, dental, and doctor offices, when part of a hospital complex. See § 153.053.
- (27) Laboratory, dental, medical, and optical, when part of a hospital complex. See § 153.053.

### § 153.151 SIGNS IN THE RESIDENTIAL/INSTITUTIONAL DISTRICT.

(A) ~~Identification and bulletin board signs are permitted on premises of permitted uses conducted in buildings or with buildings associated. Such signs will be regulated as listed in division (C) of this section.~~ *Illumination permitted.* "Externally lighted" attached signs as defined in § 153.141 are permitted for all uses in the Residential/Institutional District. Freestanding signs may be "luminous" as defined in § 153.141.

(B) ~~Identification and bulletin board signs are permitted on premises of permitted uses not conducted in or associated with buildings. Such signs are regulated as listed in division (C) of this section.~~ *Location permitted.* All signs for uses allowed within the Residential/Institutional District must be located behind the street right-of-way. No portion of any sign may be located within a sight triangle as defined in § 153.141. No sign may be over ten feet in height, except attached signs where allowed.

(C) ~~No sign may be over ten feet in height, except attached signs where allowed.~~ *Schedule of sign regulations for uses in the Residential/Institutional District.* The first half of the following table applies to single use properties, or those which involve closely coordinated uses sharing buildings and/or land. Space within the property which is regularly used for more than one activity or by one user will be considered single use. The second half of this table applies to large institutional uses that typically accommodate multiple separate functions and uses within a single development site, such as a hospital complex or large church with daily school and gymnasium facilities as well as a worship area.

Single Use Sites				
<i>Type Permitted</i>	<i>Number Permitted</i>	<i>Maximum Area Permitted</i> <sup>(3)</sup>	<i>Illumination Permitted</i>	<i>Location Permitted</i>
Identification (attached) for single use site	1 per building	20 sq. ft.	Externally lighted (motionless and not flashing)	Mounted on building

Identification (free-standing) for single use site <sup>(3)</sup>	1 <sup>(1)(2)</sup> <del>per building, not to exceed one sign</del> per 500 lineal feet of street frontage, OR 1 per public street vehicular access	40 sq. ft.	Luminous (motionless and not flashing)	Behind street R-O-W
Bulletin board for entire property <sup>(3)</sup>	1 <del>per building</del>	18 sq. ft.	Luminous (motionless and not flashing)	Behind street R-O-W
Temporary, as regulated at § 153.145(H), attached or freestanding	1 per lot OR 1 per business, as applicable	12 12	none	Behind street R-O-W
Temporary, as regulated at § 153.146(A), attached or freestanding	1 per lot OR 1 per business, as applicable	16 16	none	Behind street R-O-W
<b>Separate</b>	<b>Designated Uses</b>	<b>Within Single</b>	<b>Site or Complex</b>	
<b>Type Permitted</b>	<b>Number Permitted</b>	<b>Maximum Area Permitted<sup>(3)</sup></b>	<b>Illumination Permitted</b>	<b>Location Permitted</b>
Identification (attached) when separate designated uses exceed 50,000 sq ft	1 per separate designated principal use (i.e., sanctuary, gymnasium, classroom or office wing, hospital, medical clinic, etc.)	20 sq ft  40 sq ft when separate designated principal use is greater than 10,000 sq ft	Externally lighted (motionless and not flashing)  Luminous (motionless and not flashing)	Mounted on building at primary doorway to separate designated principal use
Identification (freestanding) for site or complex as a whole, when such site includes separate designated uses which exceed 50,000 sq ft <sup>(3)</sup>	1 <sup>(1)(2)</sup> per 500 lineal feet of street frontage, OR 1 per public street vehicular access	40 sq. ft.	Luminous (motionless and not flashing)	Behind street R-O-W
Identification (freestanding) internal, for site or complex when such site includes separate designated uses which exceed 50,000 sq ft <sup>(3)</sup>	1 per separate designated principal use (i.e., sanctuary, gymnasium, classroom or office wing, hospital, medical clinic, etc.)	12 sq ft	Externally lighted (motionless and not flashing)	Within 30' of primary building doorway to separate designated principal use, and 50' in from all exterior property lines

Directory or bulletin board, attached or freestanding for each separate designated principal use (	1 per separate designated principal use	12 sq ft	Luminous (motionless and not flashing)	Mounted on building; OR freestanding and within 30' of primary building doorway to separate designated principal use, and 50' in from all exterior property lines
Temporary, as regulated at § 153.145(H), attached or freestanding	1 per lot OR 1 per business, as applicable	12  12	none	Behind street R-O-W
Temporary, as regulated at § 153.146(A), attached or freestanding	1 per lot OR 1 per business, as applicable	16  16	none	Behind street R-O-W

- (1) Two freestanding identification signs may be permitted in accordance with the provisions of § 153.144(C).
- (2) Freestanding signs for multi-tenant properties are regulated by the provisions of § 153.144(A). See also § 153.149 regarding a master sign plan.
- (3) The maximum height limit of freestanding signs is ten feet, unless further limited elsewhere.