

Text Amendment # 11-17 is outlined below

The Grasonville Gateway and Medical Center zone is intended to provide a mix of uses that will support the medical center and provide a distinct gateway to the Grasonville community.

Chapter 18App

Appendix A: Glossary

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EMERGENCY CENTER – An area with buildings and other accessory structures to provide emergency and/or urgent medical services to the public.

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ARTICLE V Districts Standards

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§ 18:1-39 Grasonville Gateway and Medical Center (GGMC) District.

- A. Purpose. This district will create a sense of place as the entry in the community of Grasonville and provide for the development of mixed uses including medical related uses, retail and limited residential and to supply health care related services, employment and business opportunities in the County. New development within the Grasonville Gateway and Medical Center District should provide for quality design and architecture consistent with the existing buildings in the zoning district dedicated to medical services.
- B. Permitted uses.
- (1) Assisted living facilities.
 - (2) Banks and other financial institutions.
 - (3) Barbershop/hair dresser.
 - (4) Business and professional offices.
 - (5) Carry-out food service.
 - (6) Coffee shop.
 - (7) Commercial apartments.
 - (8) Diagnostic centers.

Grasonville Plan Implementation

Grasonville Gateway and Medical Center (GGMC) Zone

Page 2 of 9

- (9) Domiciliary Care Facilities.
- (10) Dry cleaner.
- (11) Emergency Center.
- (12) Fitness center.
- (13) Funeral Home.
- (14) Group day-care center.
- (15) Hospital.
- (16) Hotels.
- (17) Institutional, residential serving five or fewer residents.
- (18) Institutional, non profit.
- (19) Institutional, for profit.
- (20) Medical *offices* and clinics.
- (21) Medical training facilities.
- (23) Medical specialties and medical support services.
- (24) Minor multifamily development.
- (25) Non-fast-food restaurants.
- (26) Nursing Homes.
- (27) Professional offices.
- (28) Pharmacy or formulary associated with medical offices.
- (29) Public service uses.
- (30) Rehabilitation centers.
- (31) Retail Pharmacy.
- (32) Scientific (e.g., medical, research, testing or experimental) laboratories.
- (33) Veterinary offices.

C. Conditional *uses*.

- (1) Institutional, residential serving six or more residents.
- (2) Major multifamily development.
- (3) Public utilities.

D. *Development* standards.

- (1) In general. Applications for development in the GGMC District shall meet the following standards in addition to all other applicable requirements for this Chapter 18 that do not conflict with the standards contained in this section. In cases where other standards in this Chapter 18:1 may conflict with standards contained in this section, only the standards in this section shall apply.
 - (a) The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to insure consistency with the Grasonville Community Plan.
 - (b) Compatibility with Surrounding Development. New development, infill and redevelopment projects in this zone shall reflect the existing architecture represented in the Emergency Center and Professional Office Building and shall be compatible with or complement the established proportions and building mass of these buildings. This includes building materials in the

Grasonville Plan Implementation

Grasonville Gateway and Medical Center (GGMC) Zone

Page 3 of 9

façade and roof, placement, type and size of window, roofs should be pitched or gabled, mechanical equipment hidden and utilities placed underground.

The Planning Commission may require additional design criteria to insure the Grasonville Gateway is consistent with established buildings in the zone.

- (c) No individual *use* and/or tenant space in a structure shall occupy more than 65,000 square feet of gross floor area, except for the following *uses*:
 - [1] Banks and other financial facilities;
 - [2] Commercial apartments;
 - [3] Medical offices and clinics;
 - [4] Hospital;
 - [5] Hotel;
 - [6] Institutional, nonprofit;
 - [7] Offices: business or professional; medical offices and clinics; veterinary offices; and all other offices;
 - [8] Public uses; and
 - [9] Where approved by conditional use granted from the Board of Appeals:
 - [a] Major multifamily development;

- (2) Residential development standards.
 - (a) Density/intensity requirements.
 - [1] Maximum residential density.
 - [a] Multifamily: 10.
 - [b] In the *growth areas*, *floor area* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
 - (b) Dimensional and bulk requirements.
 - [1] Minimum *open space ratio*.
 - [a.] *Multifamily*: .10.
 - [2] Minimum *lot area*.
 - [a] one acre.
 - [3] Minimum setbacks; see § 18:1-36.
 - [4] Maximum *building height*: see § 18:1-36.
 - [5] Minimum *lot width*: see § 18:1-36.
 - [6] Minimum *lot frontage*: § 18:1-36.

- (3) Non-residential development standards.
 - (a) Density/intensity requirements.
 - [1] Maximum nonresidential *floor area ratio*.
 - [a] .50.
 - [b] In the *growth areas*, *floor area* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
 - (b) Dimensional and bulk requirements.
 - [1] Maximum *impervious surface ratio*.

[a] All *uses*: .65.

[b] In the *growth areas*, *impervious surface ratio* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.

(c) Minimum *lot frontage*: 35 feet.

(d) Minimum setbacks.

[1] Front: 15 feet.

[2] U.S. Routes 50/301: 75 feet.

[3] Arterial: 50 feet.

[4] Side and rear: 10 feet.

(e) Maximum *building height*.

[1] All: 45 feet.

F. Forest conservation standards. Forest conservation standards for *development* in the MC District outside of the *Chesapeake Bay Critical Area* are contained in Chapter 18:2 of this Chapter 18.

ARTICLE X

Landscaping Standards

§ 18:1-71. Landscaping standards on-site.

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Districts and <i>Use</i>	Number of Plant Units (per acre of open space of landscape surface area)
Urban Commercial (UC)	4
<u>Grasonville Gateway Medical Center (GGMC)</u>	6

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§ 18:1-72. Landscaping Standards for parking lots.

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Use	Zoning	# of Plant Units for Every 24 parking spaces
<i>All uses</i>	UC, TC, and GGMC	2.0

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**ARTICLE XI
Buffer Yards**

§ 18:1-76 Table of required buffer yards and street buffers.

District Boundary Buffers

Developing Property Zoning Districts	Adjacent Zoning Districts					
	E	SE, SR, NC	UR, VC, GVC, GNC, SHVC	SC	SI, UC, TC, SIBE, GGMC	LIHS
AG, CS	--	--	--	--	--	--
E	--	B	C	D	E	E
SR, SE	A	--	A	D	E	E
UR, VC, GVC, GNC, SHVC	C	B	--	C	D	D
SC	D	D	C	--	A	A
SI, UC, SIBE, GGMC	E	E	D	A	--	--

Grasonville Plan Implementation

Grasonville Gateway and Medical Center (GGMC) Zone

Page 6 of 9

LIHS	L	L	L	L	L	--
	L					
NC	B	--	B	A	A	A
	B					

Street Buffers [Amended 1-18-2005 by Ord. No. 04-47]

Developing Property Zoning District	Arterial Street	Collector Street	Local Residential Street	Other Street
AG	--	--	--	--
CS	S	A	--	--
E, SE, SR	D	C	S	S
UR	D	C	C	C
VC, GVC, GNC, SHVC	B	S	B	S
SC	B	S	B	S
SI, SIBE	D	C	E	S
UC, TC, GGMC	B	B	D	S
LIHS	L	L	L	L
NC	C	C	C	C

Table of Buffer Yard Standards

Buffer Yard	Number of Plant Units (per 150 linear feet)	Buffer Yard Width (feet)
A	1	15
B	2	15
C	3	20

Grasonville Plan Implementation

Grasonville Gateway and Medical Center (GGMC) Zone

Page 7 of 9

D	4	20
E	5	20
S	2	10 from edge of street right-of-way
L	8	40

ARTICLE XII

Signs

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§ 18:1-81. Permits; alterations; moving signs; location; performance standards.

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(10) *Sign performance standards for permanent freestanding, wall, and projecting signs.*

(a) The number of *freestanding signs* allowed is as follows.

[1] In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, GNC, and GGMC Districts, a *nonresidential development site* (single- or multiple-use site) is allowed one *freestanding sign* or, if the site has more than 500 feet of *road* frontage on a single *road* or has frontage on two or more adjoining roads, two *freestanding signs* .

(b) The *freestanding sign* surface as follows.

[1] In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, GNC, and GGMC Districts, í

(c) *Freestanding sign* height, setback, and base restrictions are as follows.

[1] In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, GNC, and GGMC Districts, í

(d) *Wall or projecting sign* surface area restrictions are as follows.

[3] In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, GNC, and GGMC Districts,

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§18:1-82. Detailed sign regulations by sign type.

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- C. Directional information on certain on-premises *freestanding signs*.
Notwithstanding the provisions of § 18:1-81A(10) of this Chapter 18:1, any on-premises *freestanding sign* in the UC, SC, SI, LIHS, VC, and GGMC Districts that is oriented towards a controlled access highway may incorporate a ten-square-foot increase in *sign* area, provided that a minimum of 10 square feet is used for highway exit information.

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F. Banners.

- (1) Banners are allowed as a *temporary sign* in the UC, SC, SI, LIHS, VC and GGMC Districts, subject to the conditions under this subsection.

**ARTICLE XIII
Off-Street Parking and Loading**

§ 18:1-83 Application of Article

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C. *Commercial* and entertainment *uses*.

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- (6) For hospitals and emergency centers, the minimum number of *parking* spaces shall be:
- (a) Two spaces per three patient beds; and
 - (b) One space per staff doctor and each other *employee on the largest work shift*.

Chapter 18:2 FOREST CONSERVATION ACT

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§ 18:2-12. Afforestation Requirements.

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A. General Requirements.

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- (3) A tract that has less than 15% of its net tract area in forest cover shall be afforested up to at least 15% of the net tract area for the following land use categories and zoning districts:

Grasonville Plan Implementation

Grasonville Gateway and Medical Center (GGMC) Zone

Page 9 of 9

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(c) Mixed-use and planned residential development areas (VC, CMPD, TC, SMPD, SHVC, GNC, GVC and GGMC Districts.

§ 18:2-13 Reforestation requirements.

A. General Requirements.

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(2) The following forest conservation thresholds are to be used for the applicable zoning districts.

Zoning District	Conservation Threshold Percentage
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SR, UR, NC-8, NC-15, NC-20, VC, GPRN, CMPD, TC, SMPD, SHVC, GNC, GVC, GGMC	20%

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