

DCA17-0008

DDC Medical Uses

Planning Division

September 19, 2017



Request

- ▶ Hold a public hearing and consider adoption of an ordinance for proposed revisions to the Denton Development Code; specifically to amend Subchapters 5 and 23 pertaining to medical land use categories and definitions.

Background

- ▶ Staff is recommending amendments to Subchapters 5 and 23 of the DDC to clarify the definitions and permitted zoning districts for a variety of medical service uses.
- ▶ These recommendations are proposed in advance of the overall DDC update.
 - ▶ Existing land use categories and definitions don't fit the evolving medical industry.
 - ▶ Medical services vary across a wide spectrum, most of which are not addressed in the current Code.

Background

- ▶ The DDC currently has three definitions/land use categories that apply to medical services:
 - ▶ **Professional Services and Offices** – Offices used for the conduct of business-related activities, excluding the sale of merchandise or storing of merchandise on the premises.
 - ▶ **Medical Centers** – A walk-in facility for medical, obstetrical, or surgical care limited to day use only.
 - ▶ **Hospitals** – An establishment which provides sleeping and eating facilities to persons receiving medical, obstetrical, or surgical care and nursing service on a continuous basis; or a nursing home.

Considerations

- ▶ Existing use categories/definitions are not sufficient to described many specialized medical services
 - ▶ Example: Free-standing emergency rooms and urgent care clinics
 - ▶ May operate 24-hrs or accept emergency vehicles
 - ▶ Currently permitted as either Professional Services and Offices and/or Medical Centers
 - ▶ Do not fit within Hospital definition because no sleeping and eating quarters



Considerations

- ▶ Intent of the proposed amendments:
 - ▶ Align new and existing definitions with State regulations.
 - ▶ Align definitions with specific land use categories based on functionality.

Medical Service to be Defined		Corresponding Land Use Category
Typically Outpatient Services	Ambulatory Surgical Center	Medical Clinic (Previously “Medical Center”)
	End Stage Renal Disease Facility	
	Freestanding Emergency Medical Care Facility	
	Medical Clinic	
	Outpatient Services	
	Medical Office	(New Category) Medical Office
Typically Inpatient Services	General Hospital	Hospital Services (Previously “Hospital”)
	Hospital Services	
	Niche Hospital	
	Special Hospital	
	Trauma Facility	

Considerations

- ▶ Proposed amendments to the Permitted Use Tables:
 - ▶ **Medical Offices** would be permitted in the same districts where Professional Services and Offices are currently permitted.
 - ▶ **Hospital Services** would be permitted in the same districts where Hospitals are currently permitted.
 - ▶ **Medical Clinics** would be permitted in the same districts where Medical Centers are currently permitted with two exceptions:
 - ▶ **NRMU District** – Use would require an SUP.
Previously permitted by right as Medical Center.
 - ▶ **DR-2 District** – Use would not be permitted.
Previously permitted with SUP as Medical Center.

Considerations

- ▶ Summary of objectives:
 - ▶ Provide consistency by aligning City definitions with State definitions.
 - ▶ Restructure the medical service land use categories.
 - ▶ Assign appropriate permitted zoning districts to the newly defined land use categories.

Public Notification

- ▶ Public Notification Date:
July 23, 2017 and
September 2, 2017

Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of these amendments (5-0).
- ▶ Staff recommends **APPROVAL** of these amendments to DDC Section 35.5 *Zoning* and DDC Section 35.23 *Definitions*.