
Sec. 3.7. Hospital overlay.

Sec. 3.7.1. Purpose.

The hospital overlay is established in recognition of the unique resource and opportunity represented by Southern Regional Medical Center and its affiliated uses. The overlay seeks pharmaceutical, biotechnology, medical device production, nutraceutical and cosmeceutical uses. The corridor will serve as the gateway for the life sciences industry into Clayton County.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20; Ord. No. 2-2022 , § 1(Exh. B), 6-13-22)

Sec. 3.7.2. Allowed uses.

The following uses are allowed in the H, Hospital Overlay; any use not specifically identified as an allowed use in this section shall be prohibited:

A. *Residential uses.*

1. Allowed residential uses in the hospital overlay encompass residential and lodging uses with the scale of such uses being limited. The intended occupants are hospital and medical facility staffs and short term stays for family members of hospital patients
2. Attached residential units may be permitted, provided such units are part of a single mixed-use building. (i.e. live/work units, or apartments over retail space, etc.)
3. Single-family attached dwellings in the form of row houses, townhouses or condominiums, subject to the following conditions:
 - a. Such developments shall be limited to 24 dwelling units.
 - b. The location of such developments shall be limited to those properties served by sidewalks linking the dwellings to Southern Regional Medical Center.
 - c. A minimum of 20 percent of the gross acreage of the development tract shall be dedicated to usable open space.
4. Multifamily dwellings subject to the following conditions:
 - a. Such developments shall be limited to 24 dwelling units.
 - b. The location of such developments shall be limited to those properties served by sidewalks linking the dwellings to Southern Regional Medical Center.
 - c. A minimum of 20 percent of the gross acreage of the development tract shall be dedicated to usable open space.

B. *Commercial uses.*

1. Hotels, subject to the following conditions and including bed and breakfast inns, subject to the standards of section 4.3.2.7. Bed and breakfast inn:
 - a. Hotels, limited to a maximum of 80 guest rooms and excluding "extended stay" hotels.
 - b. Access to guest rooms shall be via interior corridors, only with no access available directly from the parking lot.
 - c. The hotel reception desk shall be staffed 24 hours a day, seven days a week.

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2. Book, card and stationery stores.
 3. Coffee shops/specialty snack shops and non-alcoholic beverage bars.
 4. Drug stores/pharmacies subject to a maximum gross floor area of 6,000 square feet.
 5. Fitness centers and gyms, subject to a maximum gross floor area of 4,000 square feet.
 6. Florists and gift shops.
 7. Food stores, subject to a maximum gross floor area of 3,000 square feet and excluding fuel sales.
 8. Parking lots and decks.
 9. Sit-down restaurants, subject to a maximum gross floor area of 4,000 square feet.
 10. Spas/wellness centers/weight loss centers.
 11. Hair replacement offices.
- C. *Professional office Medical Tech and Institutional uses.*
1. Hospitals.
 2. Clinics/urgent care.
 3. Skilled nursing facilities.
 4. Rehabilitation centers.
 5. Nursing homes.
 6. Personal care homes.
 7. Services for the elderly and persons with disabilities.
 8. Medical testing and laboratory facilities.
 9. Wet, dry, production, bio safety labs
 10. Medical devise production11. Medical offices/surgical centers.
 12. Adult day care centers.
 13. Child day care centers.
 14. Residential/outpatient treatment centers* see section 13.8.
 15. Outpatient medical care centers.
 16. Research suites/workrooms
 17. Special needs transportation.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20; Ord. No. 2-2022 , § 1(Exh. B), 6-13-22)

Sec. 3.7.3. Special Uses.

The following uses shall be special uses and will require the approval of a special land use permit (SLUP):

1. Churches, places of worship.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20; Ord. No. 2-2022 , § 1(Exh. B), 6-13-22)

Sec. 3.7.4. Prohibited uses.

Any commercial enterprise of such scale that would, likely attract customers from Southern Regional Medical Center and its environs. Such determination shall consider the scale of the proposed commercial use relative to surrounding uses, hours of operation, and relationship to medical uses, among other factors.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20; Ord. No. 2-2022 , § 1(Exh. B), 6-13-22)

Sec. 3.7.5. Accessory uses.

Any use that is customarily accessory to a permitted or an approved special use shall be allowed, provided the use is clearly subordinate in scale or activity to the principal use and is commonly associated with the principal use.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20)

Sec. 3.7.6. Development standards.

Standards for commercial and institutional development in the hospital overlay feature aggressive utilization of land as seen in maximum building heights, building massing and lot coverage. Residential densities are also high with single-family detached dwellings prohibited in favor of row houses, townhouses, condominiums and multifamily dwellings.

The following standards shall apply to residential development:

- A. *Minimum lot frontage.* Minimum lot frontage shall be 100 feet; 60 feet on a cul-de-sac lot.
- B. *Minimum lot width at the building line.* Minimum lot width at the building line shall be 125 feet.
- C. *Minimum heated floor area.* Minimum heated floor area applicable to single-family attached dwellings and multifamily dwellings shall be as follows:
 1. One bedroom: 576 square feet.
 2. Two bedroom: 864 square feet.
 3. Three bedroom: 1,152 square feet.
- D. *Minimum front yard setback.* Minimum front yard setback shall be zero feet for residential uses; 20 feet for residential uses having front-loaded garages.
- E. *Minimum side yard.* Minimum side yard shall be 15 feet for buildings adjacent to a street.
- F. *Maximum building height.* Maximum building height shall be 60 feet.
- G. *Maximum lot coverage.* Impervious surfaces shall not exceed 75 percent of the total site.
- H. *Maximum density.* Maximum density shall be 24 units per acre.
- I. *Building to building separation.* Buildings on a development tract having multiple buildings that are front facade to front facade or rear facade to rear facade shall be not less than 60 feet apart. Buildings that are front facade to rear facade shall be not less than 80 feet apart. Buildings that are side facade to side facade shall not be less than 20 feet apart. Buildings that are side facade to front facade or rear facade shall be not less than 40 feet apart.

The following standards shall apply to non-residential development within the hospital overlay. These standards are summarized in Table 3-12, Hospital Overlay Development Standards:

Table 3-12. Hospital Overlay Development Standards

Standard	H
Minimum Lot Area	20,000 square feet
Minimum Lot Frontage	100 feet
Min. Lot Width @ Building Line	80 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	0 feet; 10 feet when abutting residential ¹
Minimum Street Side Setback	0 feet
Minimum Rear Yard Setback	0 feet; 10 feet when abutting residential
Maximum Lot Coverage	90%
Minimum Heated Floor Area	3,000 square feet
Maximum Building Height	40 feet; maximum of four stories
Minimum Open Space	20%

¹ Buffer requirements of article 8, Buffer and Landscaping Standards control setback.

- A. *Minimum lot area.* Minimum lot area shall be 20,000 square feet.
- B. *Minimum lot frontage.* Minimum lot frontage shall be 100 feet.
- C. *Minimum lot width at the building line.* Minimum lot width at the building line shall be 80 feet.
- D. *Minimum front yard setback.* Minimum front yard setback shall be 20 feet.
- E. *Minimum side yard setback.* Minimum side yard setback shall be zero feet for all buildings; ten feet when adjacent to property zoned or occupied in residential use.
- F. *Minimum rear yard setback.* Minimum rear yard setback shall be zero feet for all buildings; ten feet when adjacent to property zoned or occupied in residential use.
- G. *Building mass.* No structure shall exceed 200 feet in length along any elevation.
- H. *Maximum building height.* Maximum building height shall be 40 feet.
- I. *Maximum lot coverage.* Impervious surfaces shall not exceed 90 percent of the total site.
- J. *Minimum parking and loading requirements.* See section 7.11, Minimum and maximum off-street parking and loading ratios.
- K. *Landscaping and buffers.* See section 8.3, Minimum buffer specifications and section 8.9, Landscaping standards for parking lots.
- L. *Minimum open space ratio.* As serene environments are key to pleasant hospital, rehabilitation center and personal care home stays and medical facility visits, ample landscaping and open space reservation is a hallmark of the hospital overlay. A minimum of 20 percent of the project acreage shall be reserved in usable open space.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20)

Sec. 3.7.7. Improvement requirements and design standards.

Developments in the hospital overlay shall be subject to the improvement requirements and design standards contained in the architectural design standards.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20)

Sec. 3.7.8. Code provisions.

Whenever a conflict between the provisions of the hospital overlay and those of other articles or sections contained in the zoning ordinance or any other city ordinance exists, the provisions of the base zoning district shall govern.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20)

Sec. 3.7.9. Application requirements and procedures.

In addition to the requirements contained in section 6.3, Plan submittal requirements, an inventory of all uses similar to the use or uses being pro-posed in an application for hospital overlay zoning within 5,280 feet of the property proposed for re-zoning shall be submitted with the zoning application. Such distance shall be measured in a straight line from nearest property boundary to nearest property boundary.

(Ord. No. 7-2020 , § 1(Exh. A), 10-26-20)