

## Section One

BE IT ORDAINED by the Board of Commissioners of Lee County, and it is hereby ordained by authority of the same, that Article XII, related to the C-2 General Business District, Section 70-382(h) of the Lee County Code of Ordinances is hereby amended by deleting Section 70-382(h) in its entirety and adopting, in lieu thereof, a new Section 70-382(h) which shall provide as follows:

(h) Hospitals, medical offices, and freestanding ancillary healthcare service providers.

BE IT FURTHER ORDAINED by the Board of Commissioners of Lee County, and it is hereby ordained by authority of the same, that Article XII, related to the C-2 General Business District, Section 70-382 of the Lee County Code of Ordinances is hereby amended by adding a new subsection (m) to Section 70-382 which shall provide as follows:

(m) Sanitariums and nursing homes.

BE IT FURTHER ORDAINED that Article XII, Section 70-383 is hereby amended by adding thereto a new "conditional use" in the C-2 General Business District as follows:

(g) As to hospitals, medical offices, and free standing healthcare service providers to be located in a C-2 zone which is not upon the primary campus of a hospital as defined in O.C.G.A. §31-6-2(30.1) or at the remote location of a hospital as defined in O.C.G.A. §31-6-2(31.1), all freestanding ancillary healthcare services shall be required to obtain a conditional use permit under this Section of the Code. For the purpose of the Lee County Zoning Code, the term "freestanding ancillary healthcare services" means services not provided on the primary campus of a hospital or at the "remote location of a hospital", and which provide the following types of ancillary care:

1. Freestanding Diagnostic ancillary healthcare services;
2. Freestanding Therapeutic ancillary healthcare services; and
3. Freestanding Custodial ancillary healthcare services.

Freestanding Diagnostic ancillary healthcare services include, but is not limited to radiology, cardiac monitoring, pulmonology, audiology, clinical lab services – including, but not limited to urology and blood testing, sleep laboratory services, x-rays, ultrasounds, and imaging studies.

Freestanding Therapeutic ancillary healthcare services shall include, but are not limited to dialysis, nutrition and food service, physical therapy, occupational therapy, language and speech therapy, and psychotherapy.

Freestanding Custodial ancillary healthcare services include hospice care, nursing facilities, home healthcare and rehabilitation services.

## **Section Two**

BE IT FURTHER ORDAINED that Article XIV, Section 70-422 is hereby amended by deleting Sec. 70-422(f) in its entirety in lieu adopting a new Sec. 70-422(f) which shall provide as follows:

(f) Offices of any type: clinical, search and services not primarily related to goods or merchandise; provided, however, this subsection shall not include hospitals, medical offices, and freestanding healthcare service providers.

BE IT FURTHER ORDAINED that Article XIV, Section 70-422 is hereby amended by adding thereto a new “permitted use” in the C-4 Traditional Office District as follows:

(k) Hospitals, medical offices, and freestanding healthcare service providers.

BE IT FURTHER ORDAINED that Article XIV, Section 70-423 is hereby amended by adding thereto a new “conditional use” in the C-2 General Business District as follows:

(5) As to hospitals, medical offices, and free standing healthcare service providers located or to be located in a C-4 Zone which is not upon the primary campus of a hospital as defined in O.C.G.A. §31-6-2(30.1) or at the remote location of a hospital as defined in O.C.G.A. §31-6-2(31.1), all freestanding ancillary healthcare services shall be required to obtain a conditional use permit under this Section of the Code. For the purpose of the Lee County Zoning Code, the term “freestanding ancillary healthcare services” means services not provided on the primary campus of a hospital or at the “remote location of a hospital”, and which provide the following types of ancillary care:

1. Freestanding Diagnostic ancillary healthcare services;
2. Freestanding Therapeutic ancillary healthcare services; and
3. Freestanding Custodial ancillary healthcare services.

Freestanding Diagnostic ancillary healthcare services include, but is not limited to radiology, cardiac monitoring, pulmonology, audiology, clinical lab services – including, but not limited to urology and blood testing, sleep laboratory services, x-rays, ultrasounds, and imaging studies.

Freestanding Therapeutic ancillary healthcare services shall include, but are not limited to dialysis, nutrition and food service, physical therapy, occupational therapy, language and speech therapy, and psychotherapy.

Freestanding Custodial ancillary healthcare services include hospice care, nursing facilities, home healthcare and rehabilitation services.

### Section Three

BE IT FURTHER ORDAINED that this ordinance shall become effective on the date of its approval by the governing body of Lee County; provided, however, that the amendments to the County Zoning Code adopted pursuant to the provisions of this ordinance shall not be applicable to any building permit application, zoning or rezoning application, or conditional use application for the construction and operation of freestanding ancillary healthcare services in the unincorporated area of Lee County which was submitted to the County as a complete application before the effective date of this ordinance.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SO ORDAINED this 24 day of October, 2023.



#### **Board of Commissioners of Lee County, Georgia**

By: \_\_\_\_\_

Billy Mathis, Chairman

Attest: \_\_\_\_\_

Kaitlyn Good  
Kaitlyn Good, County Clerk

#### ACTION TAKEN

FIRST READING: \_\_\_\_\_

October 10, 2023

SECOND READING: \_\_\_\_\_

October 24, 2023

DATE OF ADOPTION: \_\_\_\_\_

October 24, 2023