

**CHAPTER 1133**  
**DMC Downtown Medical Campus District**

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**1133.01 PURPOSE.**

The DMC Downtown Medical Campus District is intended to provide for the development of hospital and specialized medical services in a central location for residents of the City and surrounding communities. Hospitals, health care, medical offices, and related uses for convenience to hospital activities are appropriate in the DMC Zone.  
(Ord. 06-91. Passed 3-14-06.)

**1133.02 INTENT.**

The intent of the DMC District is to encourage and foster the planning, design and construction of a well-functioning, attractive medical campus environment that: (a) provides an appropriate setting for both initial and long term capacity for delivering high quality healthcare services to the City, community and the region; (b) provides flexibility in architectural design, placement and clustering of buildings, use of open space, provision for traffic circulation facilities and parking, and related site and design considerations; (c) enhances the downtown area and is an anchor for continued investment in redevelopment and renewal of the downtown area and its adjacent neighborhoods; and (d) ensures sufficient flexibility and future capacity in the design and placement of campus facilities to best meet the future evolution of healthcare and ancillary services to the City, community and the region.  
(Ord. 06-91. Passed 3-14-06.)

**1133.03 APPLICABILITY.**

The DMC District shall have a minimum size of 40 acres except in those situations where the City Planning Board determines that a lesser minimum size is appropriate taking into consideration the purpose and intent as described in Sections 1133.01 and 1133.02.  
(Ord. 06-91. Passed 3-14-06.)

**1133.04 PRINCIPAL USES PERMITTED.**

The following principal uses are permitted in a DMC District:

- (a) Assisted Living Facility.
- (b) Daycare Facility (Child and Adult).
- (c) Educational Facility, including, but not necessarily limited to:

- (1) Classrooms;
- (2) Dormitories;
- (3) Laboratories;
- (4) Medical library;
- (d) Financial institution or branch banking facility internal to main building. Indoor or stand-alone outdoor ATM or similar automated banking facility;
- (e) Helipad or helistop in conjunction with hospital;
- (f) Hospital;
- (g) Ambulatory Surgery Center;
- (h) Mental Health Facility;
- (i) Skilled Nursing Facility;
- (j) Outpatient Services;
- (k) Imaging Center;
- (l) Long Term Care Facility;
- (m) Medical Office Building;
- (n) Clinic;
- (o) Dialysis Center;
- (p) Dental Facility;
- (q) Urgent Care Facility;
- (r) Hospice;
- (s) Hyperbaric Tre Center;
- (t) Laboratories;
- (u) Home Care Office Space;
- (v) Pharmacy;
- (w) Health Center;
- (x) Reproductive Health Services Center;
- (y) Diagnostic Services;
- (z) Alternative Medicine Center;
- (aa) Medical, optical, dental and prosthetic supply store;
- (bb) Medical or Administrative Office and/or Building;
- (cc) Religious institution;
- (dd) Medical Research Facility including, but not necessarily limited to, animal research to support Hospital services;
- (ee) Wellness/Rehabilitation Centers;
- (ff) Parking Facility or Public Transportation Facility;
- (gg) Bookstore having its public access to the main entrance or to a central corridor of the hospital or other principal use facility;
- (hh) Flower shop having its public access to the main entrance or to a central corridor of the hospital or other principal use facility;
- (ii) Food service having its public access to the main entrance or to a central corridor of the hospital or other principal use facility;
- (jj) Gift shop having its public access to the main entrance or to a central corridor of the hospital or other principal use facility;
- (kk) Laundry and Dry Cleaning having its public access to the main entrance or to a central corridor of the hospital or other principal use facility;
- (ll) Conference Center for hospital related/education purposes;

- (mm) Patient and patient family overnight accommodations;
- (nn) The foregoing list of permitted uses is not intended to be exhaustive of all uses permitted within the DMC Downtown Medical Campus District and any other use supportive, complimentary or compatible with a medical campus area is permitted.  
(Ord. 06-91. Passed 3-14-06.)

**1133.05 ACCESSORY USES PERMITTED.**

- (a) Central Utility Plant;
- (b) Emergency and patient drop-off areas;
- (c) Garage for:
  - (1) Ambulances;
  - (2) Grounds equipment;
  - (3) Maintenance of principal and/or accessory use;
- (d) Medical Support Materials Warehouse;
- (e) Public Transportation Area;
- (f) Receiving Docks;
- (g) Skywalks over private property;
- (h) Skywalks over public streets when approved by the Department of Community Development;
- (i) Storage facilities (records, films, linens, equipment, supplies).
- (j) Information technology and communications systems.  
(Ord. 06-91. Passed 3-14-06.)

**1133.06 GENERAL PROVISIONS.**

Except as otherwise provided in Section 1133.07, all principal and accessory uses and structures permitted within this district shall be subject to Title IV and Title V and to the supplemental requirements of Title VI, where applicable.  
(Ord. 06-91. Passed 3-14-06.)

**1133.07 SPECIAL PROVISIONS.**

None.

(Ord. 06-91. Passed 3-14-06.)