

§ 155.4209. INSTITUTIONAL: HEALTH CARE USES

A. BLOOD/TISSUE COLLECTION CENTER

1. Districts Where Permitted

RS 1	RS 2	RS 3	RS 4	RS 5	RD 1	RM 7	RM 12	RM 20	RM 30	RM 45	MH 12	B 1	B 2	B 3	B 4
												P	P	P	P

M 1	C R	I 1	I 1 X	OI P	M 2	T 0	P R	C F	P U	T	B P	RPU D	PC D	PD - TO	LA C	PD 1
						P							P	P	P	

2. Definition

A blood/tissue collection center is a state licensed facility where human blood, organs, skin, or other human tissue are either withdrawn or collected from patients or assembled after being withdrawn or collected elsewhere from patients for subsequent delivery to a clinical laboratory for examination. A collection facility is maintained at a separate physical location not on the grounds or premises of the main licensed laboratory or institution which performs the testing.

B. DRUG OR ALCOHOL TREATMENT FACILITY

1. Districts Where Permitted

RS 1	RS 2	RS 3	RS 4	RS 5	RD 1	RM 7	RM 12	RM 20	RM 30	RM 45	MH 12	B 1	B 2	B 3	B 4
														P	P

M 1	C R	I 1	I 1 X	OI P	M 2	T 0	P R	C F	P U	T	B P	RPU D	PC D	PD - TO	LA C	PD 1
						P		P					P	P	P	

2. Definition

A drug or alcohol treatment facility is a state licensed substance abuse treatment facility that provides residential treatment, intensive outpatient treatment and addictions receiving facility, as defined in Fla. Stat. §397.311.

A. MEDICAL OFFICE**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RP UD	PC D	PD-TO	LA C	PD-I
		<u>P</u>		<u>P</u>		<u>P</u>		<u>P</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

2. Definition

A medical office is a small-scale office providing medical or dental treatment. A small-scale office shall mean a maximum gross floor area of 5,000 sq ft. This use shall not include any uses specified as a Specialty Medical Facility. An office which is greater than 5,000 sq gfa shall be considered a Specialty Medical Facility.

3. Standards

A medical office shall comply with the following standards:

- a. **Separation from Residential Uses.** A medical office is not required to be separated from residential uses.
- b. **Overnight Treatment.** Overnight Treatment is prohibited.
- c. **Hours of Operations.**
 - i. Medical offices shall not offer treatment or similar services between the hours of 10:00 p.m. and 7:00 a.m.
 - ii. Medical offices within 500 feet of a Single Family (RS) or Two-Family (RD) Zoning District shall not offer treatment or similar services between the hours of 7:00 p.m. and 7:00 a.m.

B. SPECIALTY MEDICAL FACILITY**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	
															<u>S</u>	<u>P</u>

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RP UD	PC D	PD-TO	LA C	PD-I
		<u>P</u>		<u>P</u>				<u>P</u>					<u>P</u>		<u>P</u>	<u>P</u>

2. Definition

A specialty medical facility is a facility, regardless of size, offering specialized treatment and services including, but not limited to, ambulatory surgical facilities, dialysis centers, substance abuse treatment facilities, outpatient rehabilitation facilities, birthing facilities, and urgent care facilities (not including a 24-hour urgent care facility). This use also includes medical or dental offices which are larger than 5,000 sq ft gfa.

3. Standards

A specialty medical facility shall comply with the following standards:

- a. **Separation from Residential Uses.** The facility shall be at least 500 feet from a Single Family (RS) or Two-Family (RD) Zoning District.
- b. **Overnight Treatment.** Overnight Treatment is prohibited.
- c. **Hours of Operations.** The Facility shall not offer treatment or similar services between the hours of 10:00 p.m. and 7:00 a.m.

C. URGENT CARE FACILITY 24-HOURS**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	
															<u>S</u>	<u>P</u>

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RP UD	PC D	PD-TO	LA C	PD-I
		<u>P</u>		<u>P</u>				<u>P</u>					<u>P</u>		<u>P</u>	<u>P</u>

2. Definition

An urgent care facility 24-hours is a facility which holds itself out to the general public as a walk-in, extended-hour access facility where immediate, but not emergent, care is provided. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays

3. Standards

An urgent care facility 24-hours shall comply with the following standards:

- a. **Separation from Residential Uses.** The facility shall be at least 500 feet from a Single Family (RS) or Two-Family (RD) Zoning District.
- b. **Overnight Treatment.** Overnight Treatment is prohibited.
- c. **Hours of Operations.** The facility may be open 24 hours per day.
- d. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the facility, with minimal conflicts with other vehicular or pedestrian traffic in the area.

D. SPECIALTY HOSPITAL**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	
															<u>S</u>	<u>P</u>

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RP UD	PC D	PD-TO	LA C	PD-I
		<u>P</u>		<u>P</u>				<u>P</u>					<u>P</u>		<u>P</u>	

2. Definition

A specialty hospital is a hospital which offers a restricted range of services appropriate to the diagnosis, care, and treatment of patients with specific categories of medical or psychiatric illnesses or disorders which include: Specialty medical hospitals; Specialty rehabilitation hospitals; Specialty psychiatric hospitals, which may include beds licensed to offer Intensive Residential Treatment programs; Specialty substance abuse hospitals, which may include beds licensed to offer Intensive Residential Treatment programs; and an Addictions Receiving Facility.

3. Standards

A specialty hospital shall comply with the following standards:

- a. **Separation from Residential Uses.** The hospital shall be at least 500 feet from a Residential Zoning District.
- b. **Overnight Treatment.** Overnight Treatment is permitted.
- c. **Hours of Operations.** The hospital may be open 24 hours per day.
- d. The specialty hospital shall be located on a site that has an area of at least three acres and fronts on or has direct access to and from an arterial or collector street.
- e. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the specialty hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.
- f. A Perimeter Security Plan is required and shall address at a minimum vehicular and pedestrian access to site, parking areas, and lighting.
- g. Outdoor recreation and/or passive space shall be provided for both patients and visitors.

C E. GENERAL HOSPITAL**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RP UD	PC D	PD-TO	LA C	PD-I
		P		P		S		S					P	P	P	

2. Definition

A general hospital is a state-licensed institution that provides primary health services and medical or surgical care to humans, primarily inpatients, who are sick or injured, and including as an integral part of the institution, related facilities such as clinical laboratories, outpatient facilities, training facilities, central services facilities, and staff offices. Hospitals offer facilities and beds for use beyond 24 hours by persons needing medical treatment or service. This use type does not include nursing home facilities, medical treatment facilities, medical clinics, drug or alcohol treatment facilities, or psychiatric treatment facilities.

3. Standards

A hospital shall comply with the following standards:

- a. **Separation from Residential Uses.** The hospital shall be at least 500 feet from a Residential Zoning District.
- b. **Overnight Treatment.** Overnight Treatment is permitted.
- c. **Hours of Operations.** The hospital may be open 24 hours per day.
- ad. The hospital shall be located on a site that has an area of at least five acres and fronts on or has direct access to and from an arterial or collector street.
- be. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.
- f. A Perimeter Security Plan is required and shall address at a minimum vehicular and pedestrian access to site, parking areas, and lighting.
- g. Outdoor recreation and/or passive space shall be provided for both patients and visitors.

D. MASSAGE THERAPY ESTABLISHMENT

1. Districts Where Permitted

RS +1	RS -2	RS -3	RS -4	RS -L	RD +1	RM -7	RM -12	RM -20	RM -30	RM -45	MH -12	B -1	B -2	B -3	B -4
												P	P	P	P

M +1	C R	I -1	I +X	OI P	M -2	T O	P R	C F	P U	T	B P	RPU D	PC D	PD -TO	LA C	PD +1
	P					P		P				P	P	P	P	P

2. Definition

A massage therapy establishment is a state licensed establishment that offers, sells, or provides manipulation of the tissues or other tactile stimulation of the human body with the hand, foot, arm, leg, elbow, or part of the torso, whether or not aided by any electrical or mechanical device, by persons who are licensed as a massage therapist under Chapter 480 of the Florida Statutes. A massage may also include bathing, hydrotherapy (including colonic irrigation), thermal therapy, or application of chemicals, oils, lotions, or similar preparations to the human body.

E. MEDICAL OR DENTAL CLINIC

1. Districts Where Permitted

RS +1	RS -2	RS -3	RS -4	RS -L	RD +1	RM -7	RM -12	RM -20	RM -30	RM -45	MH -12	B -1	B -2	B -3	B -4
												P	P	P	P

M +1	C R	I -1	I +X	OI P	M -2	T O	P R	C F	P U	T	B P	RPU D	PC D	PD -TO	LA C	PD +1
						P		P					P	P	P	P

2. Definition

A medical or dental clinic is a small-scale facility where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, and health maintenance organization (HMO) medical clinics. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale) or blood/tissue collection centers, drug or alcohol treatment facilities, massage therapy establishments, or psychiatric treatment facilities (which provide specialized medical services).

F. MEDICAL OR DENTAL LAB

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P		P		P		P					P	P	P	

2. Definition

A medical or dental lab consists of facilities and offices for performing diagnostic or therapeutic medical procedures of a non-surgical nature, providing diagnostic analysis of medical tests (such as blood test urinalysis, CT Scan, X-ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions.

G. NURSING HOME FACILITY

...

H. RESERVED

I. PSYCHIATRIC TREATMENT FACILITY

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						S		P					P	P	P	

2. Definition

A psychiatric treatment facility is an inpatient facility that provides care for persons with psychiatric problems and that may include outpatient follow-up care to the facility's patients.

...

§ 155.4221. COMMERCIAL: RETAIL SALES AND SERVICE USES – PERSONAL SERVICES

...

K. PERSONAL SERVICES ESTABLISHMENTS

1. Definition

A personal services establishment is an establishment primarily engaged in the provision of frequent or recurrent needed services of a personal nature that are not typically medically related. Examples include but are not limited to, hair salons, tanning salons, ~~and~~ nail care salons, barber shops, yoga studios, martial arts studios, massage therapy (by persons who are licensed as a massage therapist under Chapter 480 of the Florida Statutes), hearing aids and/or optometry services, and similar establishments—but not including any sexually oriented business.

...

DRAFT

§155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

...

RR. LIMITED MENTAL HEALTH TREATMENT FACILITY

...

2. Definition

A limited mental health treatment facility is an accessory use for the practice of mental health counseling, practice of marriage and family therapy, and/or practice of clinical social work, as defined in F. S. § 491.003, on ~~an~~ a **non-intensive** out-patient basis only. This use strictly prohibits the on-site dispensing of both medicinal and non-medicinal drugs. This use strictly prohibits the written order or prescription for any medicinal and non-medicinal drugs.

...

VV. RETAIL CLINIC

1. Districts Where Permitted

<u>RS-1</u>	<u>RS-2</u>	<u>RS-3</u>	<u>RS-4</u>	<u>RS-L</u>	<u>RD-1</u>	<u>RM-7</u>	<u>RM-12</u>	<u>RM-20</u>	<u>RM-30</u>	<u>RM-45</u>	<u>MH-12</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>
												<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

<u>M-1</u>	<u>CR</u>	<u>I-1</u>	<u>I-IX</u>	<u>OIP</u>	<u>M-2</u>	<u>TO</u>	<u>PR</u>	<u>CF</u>	<u>PU</u>	<u>T</u>	<u>BP</u>	<u>RP-UD</u>	<u>PC-D</u>	<u>PD-TO</u>	<u>LA-C</u>	<u>PD-I</u>
		<u>A</u>				<u>A</u>						<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

2. Definition

A retail clinic is an accessory use located within a grocery store, pharmacy, or large retail store for the diagnosis and treatment of common household illnesses such as strep throat and eye, ear, sinus and other similar infections; the treatment of minor wounds; abrasions and joint sprains; the injection of common vaccinations; wellness services; and routine lab tests.

§ 155.5102 OFF-STREET PARKING AND LOADING

D. OFF-STREET PARKING SPACE REQUIREMENTS

1. Minimum Number of Off-Street Parking Spaces

...

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
Use Category	Use Type	Minimum Number of Parking
...		
Health Care Uses	Blood/tissue collection facility	1 per 300 sq ft
	Drug or alcohol treatment facility	1 per 300 sq ft
	Medical Office	1 per 200 sq ft
	Specialty Medical Facility	1 per 200 sq ft floor area for treatment + 1 per 300 sq ft for remaining areas
	Urgent Care Facility 24-Hour	
	Specialty Hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or Parking Study per Section 155.5102.D.2
	Hospital	1 per 3 inpatient beds 1 per 1 bed + 1 per 250 sq ft of areas not used for beds or Parking Study per Section 155.5102.D.2
	Massage therapy establishment	1 per 300 sq ft
	Medical or dental clinic ¹⁰	1 per 300 sq ft
	Medical or dental lab	1 per 300 500 sq ft
	Nursing home facility	1 per 5 beds
Psychiatric treatment facility	1 per 3 beds	

Accessory Uses	...	
	Limited Mental Health Treatment Facility	1 per 200 sq ft.
	Retail Clinic	1 per 200 sq ft.
...		

ARTICLE 9: DEFINITIONS AND INTERPRETATION

...

PART 5 TERMS AND USES DEFINED

The following words, terms, and phrases, when used in this Code, shall have the meaning ascribed to them in this section.

...

BLOOD/TISSUE COLLECTION CENTER

A state-licensed facility where human blood, organs, skin, or other human tissue are either withdrawn or collected from patients or assembled after being withdrawn or collected elsewhere from patients for subsequent delivery to a clinical laboratory for examination. A collection facility is maintained at a separate physical location not on the grounds or premises of the main licensed laboratory or institution which performs the testing.

...

DRUG OR ALCOHOL TREATMENT FACILITY

A state-licensed substance abuse treatment facility that provides residential treatment, intensive outpatient treatment and addictions receiving facility, as defined in Fla. Stat. §397.311.

...

GENERAL HOSPITAL

is a state-licensed institution that provides primary health services and medical or surgical care to humans, primarily inpatients, who are sick or injured, and including as an integral part of the institution, related facilities such as clinical laboratories, outpatient facilities, training facilities, central services facilities, and staff offices. Hospitals offer facilities and beds for use beyond 24 hours by persons needing medical treatment or service. This use type does not include nursing home facilities, medical treatment facilities, medical clinics, drug or alcohol treatment facilities, or psychiatric treatment facilities.

...

LIMITED MENTAL HEALTH TREATMENT FACILITY

An accessory use for the practice of mental health counseling, practice of marriage and family therapy, and/or practice of clinical social work, as defined in F. S. § 491.003, on a non-intensive out-patient basis only. This use strictly prohibits the on-site dispensing of both medicinal and non-medicinal drugs. This use strictly prohibits the written order or prescription for any medicinal and non-medicinal drugs.

...

MASSAGE THERAPY ESTABLISHMENT

a state-licensed establishment that offers, sells, or provides manipulation of the tissues or other tactile stimulation of the human body with the hand, foot, arm, leg, elbow, or part of the torso, whether or not aided by any electrical or mechanical device, by persons who are licensed as a massage therapist under Chapter 480 of the Florida Statutes. A massage may also include bathing, hydrotherapy (including colonic irrigation), thermal therapy, or application of chemicals, oils, lotions, or similar preparations to the human body.

...

MEDICAL OR DENTAL CLINIC

a small-scale facility where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, and health maintenance organization (HMO) medical clinics. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale) or blood/tissue collection centers, drug or alcohol treatment facilities, massage therapy establishments, or psychiatric treatment facilities (which provide specialized medical services).

MEDICAL OR DENTAL LAB

Consists of facilities and offices for performing diagnostic or therapeutic medical procedures of a non-surgical nature, providing diagnostic analysis of medical tests (such as blood test urinalysis, CT Scan, X-ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions.

MEDICAL OFFICE

A small-scale office providing medical or dental treatment. A small-scale office shall mean a maximum gross floor area of 5,000 sq ft. This use shall not include any uses specified as a Specialty Medical Facility. An office which is greater than 5,000 sq gfa shall be considered a Specialty Medical Facility.

PERSONAL SERVICES ESTABLISHMENT

An establishment primarily engaged in the provision of frequent or recurrent needed services of a personal nature that are not typically medically related. Examples include but are not limited to, hair salons, tanning salons, and nail care salons, barber shops, yoga studios, martial arts studios, massage therapy (by persons who are licensed as a massage therapist under Chapter 480 of the Florida Statutes), hearing aids and/or optometry services, and similar establishments—but not including any sexually oriented business.

PSYCHIATRIC TREATMENT FACILITY

An inpatient facility that provides care for persons with psychiatric problems and that may include outpatient follow-up care to the facility's patients.

RETAIL CLINIC

An accessory use located within a grocery store, pharmacy, or large retail store for the diagnosis and treatment of common household illnesses such as strep throat and eye, ear, sinus and other similar infections; the treatment of minor wounds; abrasions and joint sprains; the injection of common vaccinations; wellness services; and routine lab tests.

SPECIALTY HOSPITAL

A hospital which offers a restricted range of services appropriate to the diagnosis, care, and treatment of patients with specific categories of medical or psychiatric illnesses or disorders which include: Specialty medical hospitals; Specialty rehabilitation hospitals; Specialty psychiatric hospitals, which may include beds licensed to offer Intensive Residential Treatment programs; Specialty substance abuse hospitals, which may include beds licensed to offer Intensive Residential Treatment programs; and an Addictions Receiving Facility.

...

SPECIALTY MEDICAL FACILITY

A specialty medical facility is a facility, regardless of size, offering specialized treatment and services including, but not limited to, ambulatory surgical facilities, dialysis centers, substance abuse treatment facilities, outpatient rehabilitation facilities, birthing facilities, and urgent care facilities (not including a 24-hour urgent care facility). This use also includes medical or dental offices which are larger than 5,000 sq ft gfa.

...

URGENT CARE FACILITY 24-HOURS

A facility which holds itself out to the general public as a walk-in, extended-hour access facility where immediate, but not emergent, care is provided. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays

DRAFT

