

# Appendix O

HOSPITAL DISTRICT

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*CASE NUMBER: TA201001*

*ORDINANCE NO. 10939-2020*

# APPENDIX O: HOSPITAL DISTRICT

## SECTION 7.3 - HOSPITAL DISTRICT

### 7.3.1 Purpose

The (HD) Hospital District is established to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses; and to provide compatibility among land uses by application of stringent site planning and aesthetic design.

### 7.3.2 Boundaries:

The boundaries of the (HD) Hospital District shall be:

NORTH - Sherman/Howell Street;

SOUTH -The common corporate boundary line for the City of Grand Prairie/the City of Arlington on the south;

EAST -The east right-of-way line of Great Southwest Parkway from the common corporate boundary line of the City of Grand Prairie/the City of Arlington to the north property line of Site 48-A, Great Southwest Industrial District, east along the north property line of Site 48-A, Great Southwest Industrial District to the west right-of-way line of Parkway Drive and north along the west right-of-way of Parkway Drive;

WEST -The common corporate boundary line of the City of Grand Prairie/the City of Arlington.

### 7.3.3 Permitted Principal Uses:

In the (HD) Hospital District no land shall be used and no building shall be erected for or converted to any use other than:

- A. Medical care facilities - hospitals with their related and supportive facilities operated by or under the control of said hospital for the convenience of their patients, staff, and visitors.
- B. Health service facilities - clinics, doctors and dentists offices, offices of supportive specialists such as physical, audio and speech therapy, podiatry and psychological testing and counseling; dental, medical, and optical laboratories and blood banks; ambulance dispatch and airlift stations; prescription pharmacies; offices, stores, and display rooms for the sale and rental of medical supplies and equipment.
- C. Scientific or research laboratories.
- D. Accessory buildings incidental to principal or ancillary land uses.

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The logo for Grand Prairie, featuring the words "Grand" and "Prairie" in a stylized, handwritten font. "Grand" is above "Prairie", and the letters are interconnected.

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- E. Off-street parking incidental or main use.
- F. Churches.
- G. Funeral Home.

### 7.3.4 Permitted Ancillary Uses

- A. Institutions and training centers operated on a commercial basis for persons associated with the healing arts as governed by the laws of the State of Texas.
- B. Health spa or similar wellness facility.
- C. Nursing and care homes for ambulatory and/or non-ambulatory residents.
- D. Offices (professional, government and administrative).
- E. Multi-level parking facilities; Commercial Auto Park lot.
- F. Support retail uses - Hotels/Motels; Telephone Exchange; Bakery or Confectionery (retail); Cleaning and Pressing (including self-service) Small Shop and Pick-up; Custom Personal Service Shop; Florist or Garden Shop; Greenhouse or Plant Nursery (retail); Stationery or Letter Store; Restaurant or Cafeteria without Drive-in-Service; Convenience Stores that are an integral part of a multi-use facility without sales of alcohol for off-premise consumption; Antique Shop; Art Gallery; Automatic Teller Machine; Bank; Book Store; Gift/Novelty Shop; Photography Studio; Barber/Beauty Shop; small job Printing Shop, provided that the floor area shall not exceed two thousand (2000) square feet; Grocery Store; Delicatessen; Men's/Women's Ready-to-Wear Stores; Sporting Goods Store; Shoe Store; Computer Sales/Service Store; Electronic Sales/Service Store, or Camera Retail/Service Store, not to exceed two thousand (2000) square feet.
- G. Single Family detached residential, Single Family attached residential, Multi-Family residential (per UDC requirements), Higher Density Residential Retirement Center (35 dwelling units/acre maximum).

### 7.3.5 Special Exception Uses

The following uses shall be allowed in the (HD) Hospital District only after approval of a Specific Use Permit and Site Plan review:

- A. Utility buildings and structures; power sub-stations; water tanks.
- B. Helistop for loading and unloading passengers who are not emergency patients for the health care facilities.

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- C. Veterinarian offices only (without outside pens).
- D. Day Care Center or similar facility.

### 7.3.6 Prohibited Uses

The following uses shall be prohibited in the (HD) Hospital District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles (including abandoned vehicles) which are not necessary to the uses permitted in this district.
- C. Any land use that does not meet the minimum area requirements which are minimum, lot size; front, side and rear setbacks; lot width; maximum height; and maximum allowable lot coverage.
- D. Effective (Add Date), pawn shops are prohibited in the (HD) Hospital District.

### 7.3.7 Minimum Lot Area

Single Family Detached.....	5,000 sf
Single Family Attached.....	6,000 sf
Two Family .....	6,000 sf
Multi-Family.....	10 acres
Residential/Retirement Community .....	10 acres
Commercial/Retail Uses .....	1 acre
Office .....	1/2 acre
Public/Semi-Public Uses Church .....	1 acre
Clinic or Rehabilitation Facility.....	1 acre
Day Care Center.....	1 acre
Hospital.....	1 acre
Government Buildings.....	1 acre
Nursing/Convalescent Home .....	1 acre

### 7.3.8 Minimum Lot Width

Single Family Detached.....	50 feet
Single Family Attached.....	60 feet
Two Family .....	60 feet
Multi-Family.....	200 feet
Residential Retirement Community .....	200 feet
Commercial/Retail Uses .....	200 feet
Office .....	0 feet
<b><u>Public/Semi-Public Uses</u></b>	
Church .....	200 feet

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Clinic or Rehabilitation Facility.....	200 feet
Day Care Center.....	200 feet
Hospital .....	200 feet
Government Building.....	200 feet
Nursing/Convalescent Home .....	200 feet

### 7.3.9 Minimum Lot Depth

Single Family Detached.....	100 feet
Single Family Attached .....	100 feet
Two Family.....	100 feet
Multi-Family.....	100 feet
Residential Retirement Community.....	250 feet
Commercial/Retail Uses .....	250 feet
Office .....	0 feet
<b><u>Public/Semi-Public Uses</u></b>	
Church .....	250 feet
Clinic or Rehabilitation.....	250 feet
Day Care Center.....	250 feet
Hospital .....	250 feet
Government Building.....	250 feet
Nursing/Convalescent Home .....	250 feet

### 7.3.10 Maximum Allowable Lot Coverage

Single Family Detached.....	50 %
Single Family Attached .....	40 %
Two Family.....	40 %
Multi-Family.....	40 %
Residential Retirement Community .....	60 %
Multi-Story Office .....	60 %
Garden Office/Business Park.....	50 %
Commercial/Retail.....	50 %
<b><u>Public/Semi-Public Uses</u></b>	
Church .....	50 %
Clinic or Rehabilitation Facility .....	50 %
Day Care Center .....	50 %
Hospital .....	50 %
Government Building .....	50 %
Nursing/Convalescent Home .....	50 %

NOTE: The area for parking garages/structures shall not be included in the calculation for the maximum allowable lot coverage.

7.3.11 Minimum Front Yard (All Uses) .....	25 feet
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## 7.3.12 Minimum Side Yard

### Residential Land Uses:

Side yard setback for Single Family Detached .....	5 feet
(adjacent to street).....	15 feet
(adjacent to principal arterial).....	20 feet
Side yard setback for Single Family Attached (common wall side).....	0 feet
(non-common wall side) .....	5 feet
(adjacent to street).....	15 feet
(adjacent to principal arterial).....	20 feet
Side yard setback for Two Family (non-common wall side) .....	5 feet
(adjacent to street) .....	15 feet
(adjacent to principal arterial).....	20 feet
Side yard setback for Multi-Family.....	15 feet
(adjacent to street) .....	15 feet
(adjacent to principal arterial).....	20 feet
(adjacent to street).....	15 feet
(adjacent to principal arterial).....	20 feet
Side yard setback for Residential Retirement Community .....	25 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements", Section 12 "Building Over Common Lot Lines" ..... 0 feet

### Commercial/Retail/Office Uses:

#### Side yard setback for Commercial/Retail Uses

(adjacent to commercial/retail use .....	5 feet
(adjacent to office uses) .....	5 feet
(adjacent to residential use.....	25 feet
(adjacent to public/semi-public uses).....	10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home (adjacent to streets and arterials)..... 15 feet

#### Side yard setback for Office Uses

(adjacent to commercial/retail uses) .....	5 feet
(adjacent to office uses) .....	5 feet
(adjacent to residential uses).....	25 feet

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(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,  
Government Building, Nursing/Convalescent Home.  
(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",  
Section 12 "Building Over Common Lot Lines" ..... 0 feet

### **Public/Semi-Public:**

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,  
Government Building, Nursing/Convalescent Home..... 10 feet  
(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,  
Government Building, Nursing/Convalescent Home

(adjacent to commercial/retail uses)..... 10 feet  
(adjacent to office uses)..... 10 feet  
(adjacent to residential uses) ..... 25 feet  
(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",  
Section 12 "Building Over Common Lot Lines" ..... 0 feet

### 7.3.13 Minimum Rear Yard

#### Residential Land Uses:

Rear yard setback for Single Family Detached..... 20 feet (with or without alley)  
Rear yard setback for Single Family Attached ..... 20 feet (with or without alley)  
Rear yard setback for Two Family ..... 20 feet (with or without alley)  
Rear yard setback for Multi-Family ..... 20 feet (with or without alley)  
Rear yard setback for Residential Retirement Community ..... 25 feet (with or without alley)

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",  
Section 12 "Building Over Common Lot Lines" ..... 0 feet

#### Commercial/Retail Uses:

Rear yard setback for commercial/retail uses:

(adjacent to commercial/retail uses)..... 10 feet

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(adjacent to office uses) .....	10 feet
(adjacent to residential uses) .....	25 feet
(adjacent to public/semi-public uses) .....	10 feet

Rear yard setback for office uses:

(adjacent to office uses) .....	10 feet
(adjacent to commercial/retail uses) .....	10 feet
(adjacent to residential uses) .....	25 feet
(adjacent to public/semi-public uses) .....	10 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

### **Public/Semi-Public:**

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home ..... 10 feet  
 (adjacent to public/semi-public uses)..... 10 feet

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home  
 (adjacent to commercial/retail uses) ..... 10 feet  
 (adjacent to office uses) ..... 10 feet  
 (adjacent to residential uses) ..... 25 feet

For Building over common lot lines, reference Article VI "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines" ..... 0 feet

### 7.3.14 Minimum Required Dwelling Area

Single Family Detached.....	1250 sf
Single Family Attached .....	1100 sf
Two Family (Combined Units).....	2000 sf
No Single Unit of Two Family Less Than.....	1000 sf
Multi-Family .....	750 sf

#### Residential Retirement Community

Efficiency .....	400 sf
1 bedroom .....	475 sf
2 bedroom .....	750 sf

Minimum distance between separate buildings on the same lot or parcel of land 15 feet plus 1/2 of the building height over 35 feet, measured at grade level.

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### 7.3.15 Maximum Allowable Height



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Single Family Detached.....	15 feet
Single Family Attached .....	20 feet
Two Family.....	20 feet
Multi-Story Retirement Community.....	60 feet
Multi-Family .....	40 feet
Multi-Story Office .....	60 feet
Garden Office/Business Park.....	40 feet
Commercial/Retail.....	20 feet

### Public/Semi-Public Uses

Church.....	30 feet
Clinic or Rehabilitation Facility.....	30 feet
Day Care Center.....	30 feet
Hospital .....	60 feet
Government Building .....	30 feet
Nursing/Convalescent Home .....	30 feet

### 7.3.16 Maximum Floor Area Ratio (F.A.R.)

Commercial/Retail Uses .....	2:1
Office Uses .....	2:1

### Public/Semi-Public Uses

Church.....	2:1
Clinic or Rehabilitation Facility.....	2:1
Day Care Center.....	2:1
Hospital.....	2:1
Government Building.....	2:1
Nursing/Convalescent Home .....	2:1

### 7.3.17 Buildings

#### A. Masonry Content for Residential Dwellings

- Residential dwellings shall have exterior walls which are constructed of solid or veneered-wall brick material composed of hard fired (kiln-fired) all-weather standard facing brick or other all-weather facing brick. The percentage (%) of masonry required for each exterior wall is as follows:

Single Family Detached.....	75 %
Single Family Attached .....	50 %
Two Family .....	50 %
Multi-Family.....	65 %

or less, if specifically approved by City Council in Planned Developments.

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#### B. Facade (exterior wall) Treatment for Residential Retirement Center, Commercial/Retail

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and Office Uses, Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home:

- 1 Exterior materials on all sides of the building shall be of masonry, stucco, glass, reinforced unpainted/unstained concrete/tilt wall construction.
- 2 Corrugated steel or sheet metal buildings of any type are prohibited.
- 3 The minimum amounts of acceptable materials required per side are:

Multi-Story Retirement Community.....	65 %
Multi-Story Office .....	60 %
Garden Office/Business Park.....	50 %
Commercial/Retail.....	50 %

### Public/Semi-Public

Church.....	50 %
Clinic or Rehabilitation Facility.....	50 %
Day Care Center.....	50 %
Hospital.....	50 %
Government Building .....	50 %
Nursing/Convalescent Home .....	50 %

### 7.3.18 Landscaping

Landscaping shall be provided in the front and side yards (adjacent to public rights-of-way) for any future development exclusive of parking areas. Street tree buffers of 15 feet adjacent to principal arterials; 10 feet adjacent to minor arterials and 10 feet adjacent to collectors are required. Street Trees (those trees placed adjacent to public rights-of-way) shall be spaced a minimum of 35 linear feet, and a maximum of 50 linear feet measured along the property line. A landscaping plan shall be submitted for staff review and approval on multi-lot developments. The amount of landscaping in each front and side yard shall be as follows:

Single Family Detached .....	10 % per yard
Single Family Attached .....	10 % per yard
Two Family.....	10 % per yard
Multi-Family.....	20 % per yard
Residential Retirement Community.....	20 % per yard
Multi-Story Office .....	30 % per yard
Garden Office/Business Park.....	10 % per yard
Commercial.....	10 % per yard

### Public/Semi-Public

Church .....	30 % per yard
Clinic or Rehabilitation Facility.....	30 % per yard
Day Care Center .....	30 % per yard
Hospital .....	30 % per yard
Government Building .....	30 % per yard

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Nursing/Convalescent Home .....	30 % per yard
Parking Lots.....	1 tree per/277 s.f. of area

*NOTE: STREET TREES SHALL NOT BE OBSCURED BY FENCES. ANY TYPE OF FENCE TREATMENT SHALL BE BEHIND THE TREE BUFFER. STREET TREES ARE NOT REQUIRED FOR SINGLE FAMILY DETACHED OR ATTACHED AND TWO-FAMILY; HOWEVER, A MINIMUM OF ONE TREE PER FRONT YARD IS REQUIRED.*

Street Tree buffer adjacent to principal arterial .....	15 feet
Street Tree buffer adjacent to minor arterial .....	10 feet
Street Tree buffer adjacent to collector.....	10 feet

Landscaping shall include grass, trees, other forms of vegetation and may include berms. Minimum caliper sizes (caliper being the distance 12" above the base of the tree, and around the outside diameter of said tree) are:

Large tree .....	3 in.
Small tree .....	1.5 in.

Minimum caliper size for a shrub:

Minimum 5-gallon container size meeting the standards of the American Association of Nurserymen. Further, landscaping on multi-family and non-residential land uses shall be properly maintained and include an underground automatic irrigation system.

### 7.3.19 Screening

All residential uses shall be buffered from non-residential areas by a solid wall made of unpainted or unstained concrete, masonry, wood, or other man-made or natural barrier or combination thereof constructed in accordance with the following:

#### A. Earthen Berms

- Should landscaped earthen berms be used as a visual screening device for residential and passive recreational areas, the maximum slope of such berms shall be 33.3% (three feet of horizontal distance for each one foot of height). All berms shall contain necessary drainage provisions as required by Chapter 14 of the Code of Ordinances.
- Berming is required for all parking areas adjacent to public rights-of-way. Half berms with retaining walls are permitted, provided that said wall is not visible from a public or private thoroughfare. The minimum height for berms as a screening device is as follows:

Parked Cars .....	3 feet
Street Medians (wider than 16'-0").....	2.5 feet
Street Medians (between 8'-0" and 16'-0") .....	33 % slope

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Street Medians (less than 8'-0") .....	Concrete
Recreational Areas .....	3 feet

### B. Walls and Fences

1. A solid, non-transparent fence shall be erected where business uses abut exclusively residential uses. Said fence shall be a minimum of eight (8) feet in height, and shall have concrete beams installed under the entire length. The beams shall have a maximum height of six (6) inches above ground and six (6) inches wide, placed on spread or pier footing, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay resistant.
2. The use of retaining walls shall not be permitted adjacent to public areas.

### C. Refuse Areas

1. A solid, non-transparent fence shall be erected in those areas reserved for refuse storage. Said fence shall be a minimum of six (6) feet in height, and shall be on all sides of the refuse storage area except the side used for garbage pickup service.

### 7.3.20 Sidewalks

Sidewalks shall be at least six (6) feet wide [eight (8) feet is preferable] and be constructed of reinforced concrete meeting City standards along every public or private thoroughfare upon which the project has frontage. Access shall also be provided between buildings on developments where there is more than one (1) building on a single tract of land. Additionally:

- A. Sidewalks shall have a maximum gradient of 1:12.
- B. Sidewalks shall have dropped curbs at the intersections of all public or private thoroughfares with a maximum of a one (1) inch drop between sidewalk and street surface.
- C. Lighting shall be ground level bollard type, spaced in accordance with manufacturer's specifications for optimum lighting.

### 7.3.21 Parking

Parking areas shall be of reinforced concrete with a thickness approved by a civil engineer registered to practice in the State of Texas. All maneuvering for off-street parking shall be accomplished on private property. Parking ratios shall be as follows:

<u>Residential Use Parking Standard</u>	Single Family	2 spaces/unit	Two Family	.....	2 spaces/unit
Multi-Family	Efficiency	.....	1.25 spaces/unit		
	1 bedroom	.....	2 spaces/unit		

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2 bedroom .....	2 spaces/unit
3 bedroom .....	2 spaces/unit
Residential Retirement Center .....	1 space /unit

### Business Use Parking Standard

Office	1 space/400 s.f.*
Commercial/Retail	1 space/200 s.f.*
Restaurant	1 space/100 s.f.*
Manufacturing/Warehousing	1 space/500 s.f.*

### Public/Semi-Public Use Parking Standard

Churches 1 space/3 seats in the main sanctuary

Clinic or Rehabilitation Facility 1 space/bed plus 1 space/400 s.f.\*

Day Care Center 1 space/10 children plus space on site for loading and unloading of children Hospital 1 space/bed

Nursing/Convalescent Home 1 space/6 units

\* of gross floor area

### 7.3.22 Signs

Signs within the district shall adhere to Sign Standards and Use Charts, except for the following special provisions and sign standards:

- A. Symbols which are designed as an integral part of the building structure, or symbols and signs which are not visible or readable from the public street.
- B. Billboards shall be prohibited within the confines of the Hospital District.
- C. On-premise business signs (pole signs) will be permitted on private property immediately along or adjacent to any principal arterial thoroughfare classified as P4D or P6D through this Hospital District. Such business signs shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. If supported on or by poles or posts, said poles must be sheathed or clad in the same material with which the structure or building is covered or has prominently been used as an alternate architectural feature. In lieu of utilizing the specified materials stated, kiln-fired all weather standard size brick or all weather stone may be substituted.
- D. A singular special information listing/directory sign shall be permitted as an off-site directory sign for those businesses located on or fronting onto Medical Row. Said

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directory sign shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. This sign shall also conform to the structural sheathing requirements as the on-premise signs along principal arterial thoroughfares. Said sign is to be placed at the northeast or southeast corner of Great Southwest Parkway and Medical Row, on private property. Said sign shall be the responsibility of the property or sign owner for all maintenance, operation, and repair.

### 7.3.23 Special Conditions

- A. All utilities servicing the Hospital District (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this area.
- B. All proposed uses are subject to the approval of a plat (preliminary) by the City Council after recommendation by the Planning and Zoning Commission, and prior to the issuance of a building permit or occupancy certificate on the premises. Site plans, and preliminary plats are to be prepared in accordance with existing City ordinances. When a variety of land uses are proposed on a single tract of land, the site plan or plat shall delineate the proposed uses and their acreages.
- C. No use shall be located or operated within the Hospital District which involves the emission of odorous material, smoke, or particulate matter or noise.

### 7.3.24 Retirement Center Requirements

#### A. Definition

A residential retirement center is a development that provides higher density apartment and condominium uses where the individual residential units and the overall complex or project are designed to meet the special needs of ambulatory elderly persons (although physically disabled persons who do not require medical supervision are welcome).

To qualify as a residential retirement center, a minimum of eighty percent (80%) of the total units shall have a household head of sixty (60) years of age or older. The remaining proportions may qualify by meeting one of the following conditions:

- 1 The household head is 55 years of age or older;
- 2 A unit is occupied by the surviving member(s) of a household, regardless of age, and the household head meeting the age requirements has died;
- 3 A unit is occupied by management personnel and family (the total of such dwelling units shall not exceed 1 per 100 dwelling units, or portion thereof, in the project);
- 4 The household head is physically disabled but does not require medical supervision.

B. Maximum Density Thirty-five (35) dwelling units per acre, unless otherwise specified by City Council.

C. Permitted Amenities Special facilities and services for residents such as a cafeteria and/or dining room,

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library, game room, swimming pool, jacuzzi, exercise room, arts and crafts facilities, greenhouse, housekeeping service, and related uses.

### D. Permitted Ancillary Uses

The following ancillary uses shall be permitted by right to provide on-site goods and services for elderly residents and their guests, but are not intended for use by the general public:

1. Snack bar with a maximum of 350 square feet per 100 dwelling units;
2. Beauty or barber shop with a maximum of 250 square feet per 100 dwelling units or a maximum of 450 square feet per 100 dwelling units for combined operations;
3. Convenience retail shop with a maximum of 350 square feet per 100 dwelling units to provide for the sale of food items, non-prescription drugs, small household items, and gifts.

### E. Safety Standards

A Residential Retirement Center shall provide the following minimum safety standards for its residents and guests:

1. All doors shall be of sufficient width to accommodate wheel chairs;
2. All dwelling units and communal facilities shall be adaptable for non-ambulatory persons;
3. Wherever steps are located, ramps or elevators shall also be provided;
4. Cooking units shall have no open flame;
5. Emergency signal facilities shall be provided in each dwelling unit, located three to four feet above floor level, and shall register a signal at a control location(s) to permit 24-hour-a-day monitoring. An intercommunication type telephone system that does not involve dial tone phones or require a series of numbers or codes to activate the system, may be utilized to meet this requirement;
6. Electrical outlets shall be located at least 24 inches above floor level;
7. Grab bars shall be located around all tubs and showers;
8. Toilet areas shall be adaptable for the installation of grab bars;
9. All floor surfaces shall be non-skid;
10. Central heating and air conditioning shall be individually adjustable for each residential unit.