

5.052.6. **M-1, Medical-Professional Office District**  
**(Renumbered by Ordinance No. 705, April 30, 1996)**

A. District Description:

This district is designed to provide adequate space in appropriate locations suitable for accommodating the population needs for medical, dental or similar personal services, or uses broadly ancillary thereto; and to provide for professional and business offices. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting this district. Community facilities and utilities necessary for the general community welfare are also permitted. Bulk limitations required of uses in the district, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts.

B. Uses Permitted:

In the M-1, Medical-Professional Office District, the following uses and their accessory uses are permitted.

1. Hospitals.
2. Medical offices, including clinics and analytical facilities.
3. Nursing homes.
4. Financial institutions, such as banks, credit unions, saving and loan associations and similar uses.
5. Offices of activities that provide advice, designs, information, or consultation of a professional nature. These activities also include the executive, management, administrative, and desired activities of private, profit oriented firms excluding public utilities.
6. Drug stores.
7. Florist.
8. Signs as regulated in ARTICLE IV, Section 4.080.

C. Uses Permitted as Special Exceptions:

In the M-1, Medical-Professional Office District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, Section 7.060.

1. Restaurant, designed for on-premises consumption within a principal structure.

2. Planned developments as regulated in ARTICLE IV, Section 4.070.

D. Uses Prohibited:

Outdoor storage of goods or materials or equipment; warehousing or indoor storage of goods or material; beyond that normally incident to the above permitted uses; animal care facilities; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimension Regulations:

All uses permitted in the M-1, Medical-Professional Office District, shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: 20,000 sq. feet
2. Minimum Yard Requirements:

Front Setback	35 feet
Side	15 feet or zero for an attached
<b>(Amended by Ordinance No. 863, September 12, 2006)</b>	building separated by a common
	vertical fire wall.
Rear	15 feet
3. Maximum Lot Coverage: There is no restriction on the area occupied by all buildings including accessory buildings on a lot or parcel located in the M-1 District.
4. Height Requirement: No building shall exceed fifty (50) feet in height, except as provided in ARTICLE VI, Section 6.030.
5. Parking Space Requirements: As regulated in ARTICLE IV, Section 4.010.