

Agenda Item #3

ZA-16-0007: Medical Office and Clinics

PLANNING COMMISSION
NOVEMBER 8, 2016

Full Recommendation

Approval of:

Zoning Code text amendments to revise the existing definition of "Medical/Dental Clinic and Office", add a new definition of "Hospital", and allow "Medical Office and Clinics" as a permitted use in both CN-Neighborhood Commercial and CG-General Commercial Zoning Districts

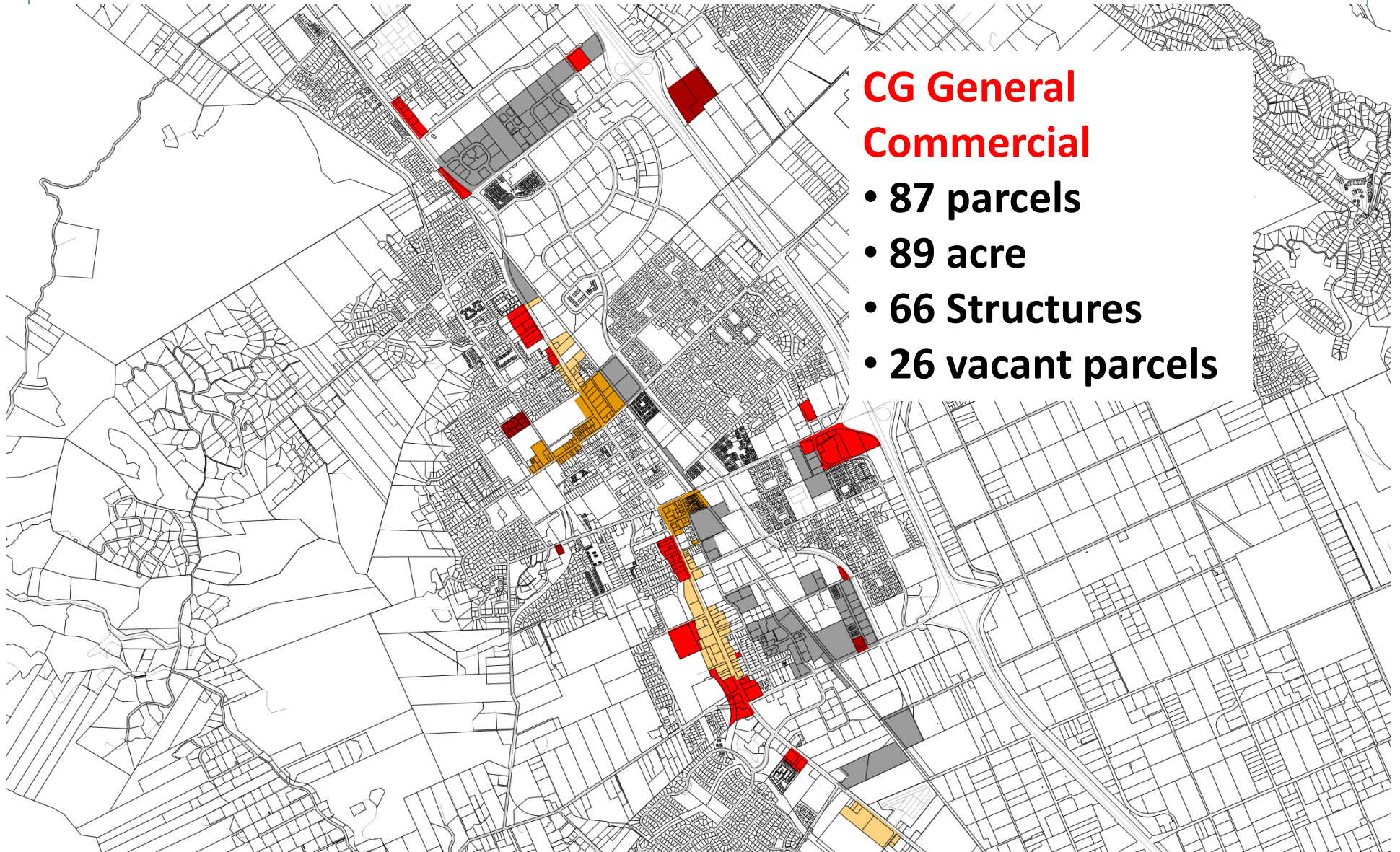
Background

- In 2014, a Health System Advisors (HSA) report highlighted capacity to support medical services in Morgan Hill, including:
 - Urgent care
 - Imaging center
 - Physician offices
 - Rotating specialty clinics
 - Potentially ambulatory surgery
- Currently, one urgent care center and one orthopedic surgery center exists in Morgan Hill
- Approximately 150 medical, dental professionals practice in Morgan Hill
- Last Comprehensive Zoning Code update occurred in 1981

Current Zoning Code and Medical Uses

Title 18 Zoning Code	Permitted	Conditional	Notes/Other Requirements
18.10 - RE Residential Estate	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.11 - R-1 Single Family Low Density	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.12 - R-1 Single-Family Medium Density	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.13 - R-1 High-Density Single-Family Residential	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.14 - R-2 Medium-Density Residential	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.16 - R-3 Medium-Density Residential	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.17 - R-4 High-Density Residential	No	Yes	Adjacent to Arterial- Hospital/Medical Facilities
18.19 - PF Public Facilities	No	Yes	
18.20 - CN Neighborhood Commercial	No	No	
18.22 - CG General Commercial	No	No	
18.32 - CS Service Commercial	No	No	
18.23 - GF Downtown Ground Floor Overlay	No	Yes	Medical office allowed, no Hospital
18.24 - CC-R Central Commercial Residential*	Yes	No	*Permits Medical office but not dental office
18.25 - CL-R Light Commercial/Residential	Yes	No	
18.34 - CO Administrative Office	Yes	Yes	Hospital is a conditional use, medical office/dental is a permitted use
18.36 - ML Light Industrial	Yes	No	Medical/Dental/Research/Experimental Laboratories

Location of Medical Uses



CG General Commercial

- 87 parcels
- 89 acre
- 66 Structures
- 26 vacant parcels

Definitions

- No definition for Hospital/medical facility exists in the current Zoning Code
- Current Medical/dental clinic and office definition

18.04.292.6 - Medical/dental clinic and office.
"Medical/dental clinic and office" means a use including those service facilities and offices where consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services are provided by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the state of California.

Proposed Amendments to Definitions

- Amended medical/dental office and clinics to read

"Medical Offices and Clinics" means facilities where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. Includes offices for physicians, dentists, and optometrists, diagnostic centers, blood banks and plasma centers, and emergency medical clinics offered exclusively on an out-patient basis. May include educational aspects such as medical instruction and/or training as well as house a laboratory, radiology/imaging, pharmacy, rehabilitation and other similar services as accessory uses. Excludes "hospitals."

- Add new definition in Chapter 18.04

"Hospitals" means facilities providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Proposed Permitted Uses

18.20.020 Permitted Uses CN- Commercial Neighborhood

- The following uses shall be permitted in the CN neighborhood commercial district:

- A. Retail stores;
- B. Offices;
- C. Personal services;
- D. Grocery stores;
- E. Professional offices;

F. Medical Offices and Clinics.

18.22.020 Permitted Uses CG-General Commercial

- The following uses shall be permitted in the CG general commercial district:

- A. Retail stores;
- B. Restaurants;
- C. Offices and professional offices;
- D. Financial services;
- E. Personal services;
- F. Day care centers and nursery schools;
- G. Commercial recreation uses three thousand square feet or less in area (exclusive of parking);

F. Medical Offices and Clinics.

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