

Text written in **BOLD ALL CAPS** indicates new language.

## Specialty Districts

### Focus:

Specialty Districts are large (typically over 20 acre) areas with a single use such as an educational campus, airport, or medical facility. The character of these areas can have a significant impact on surrounding development either through the amount of traffic they generate, or the noise associated with their activities. Typical uses for this character type may be supported by retail, offices, hotels, or dormitories.

Development in this character type maintains a campus feel and connection between buildings by having consistency in landscaping and signage and a high-quality of building design and materials.

### Sub-types:

#### Educational Campus

The Educational Campus sub-type is typically for high school and college campuses and associated athletic facilities and may have large buildings set in parking lots. This sub-type also includes junior high and/or elementary schools located adjacent to a high school and form a large campus area. **WHEN AN ANCHOR EDUCATIONAL ESTABLISHMENT IS ALREADY BUILT AND OPERATING IN A CHARACTER AREA AT THE TIME A DEVELOPMENT PROPOSAL IN THE SPECIALTY-EDUCATIONAL CAMPUS SUB-TYPE IS CONSIDERED, THE REQUIREMENT THAT THE MAJORITY (DEFINED AS 55%) OF THE CHARACTER AREA UTILIZE THE PRIMARY ZONING DISTRICTS AND PRIMARY LAND USES BEFORE SECONDARY**



**ZONING DISTRICTS AND SECONDARY LAND USES ARE PERMITTED IN THE CHARACTER AREA DOES NOT HAVE TO BE SATISFIED BY THE DEVELOPMENT PROPOSAL. THIS EXCEPTION DOES NOT INCREASE THE MAXIMUM PERMITTED SECONDARY ZONING DISTRICTS OR SECONDARY LAND USES FOR THE SPECIALTY-EDUCATIONAL CAMPUS SUB-TYPE (45%); IT IS ONLY AN EXCEPTION TO THE TIMING OF WHEN THE DEVELOPMENT PROPOSAL MAY USE SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES IN THE CHARACTER AREA. THE TERM "ANCHOR EDUCATIONAL ESTABLISHMENT" AS USED IN THIS SECTION MEANS: (1) A HIGH SCHOOL CAMPUS, INCLUDING ASSOCIATED ATHLETIC FIELDS, ATHLETIC BUILDINGS, AND PERFORMING ARTS BUILDINGS, (2) A COLLEGE CAMPUS INCLUDING ASSOCIATED ATHLETIC FIELDS, ATHLETIC BUILDINGS, AND ASSOCIATED PERFORMING ARTS BUILDINGS, OR (3) A JUNIOR HIGH OR ELEMENTARY SCHOOL CAMPUS WITH AN ADJACENT HIGH SCHOOL CAMPUS; THAT (A) CONSTITUTES AT LEAST 10% OF THE TOTAL CHARACTER AREA, OR (B) CONTAINS AT LEAST ONE BUILDING THAT IS BEING USED AS A HIGH SCHOOL OR**

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COLLEGE AND IS AT LEAST 90,000 SQUARE FEET IN SIZE.

FOR EXAMPLE, IF THE CHARACTER AREA OF A DEVELOPMENT PROPOSAL IN THE SPECIALTY-EDUCATIONAL CAMPUS SUB-TYPE INCLUDES A BUILT AND CURRENTLY OPERATING COLLEGE CAMPUS THAT MAKES UP 10% OF THE TOTAL CHARACTER AREA OR THAT HAS A COLLEGE CAMPUS BUILDING THAT IS AT LEAST 90,000 SQUARE FEET, THE DEVELOPMENT PROPOSAL MAY UTILIZE SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES LISTED FOR THE SPECIALTY-EDUCATIONAL CAMPUS SUB-TYPE EVEN IF 55% OF THE CHARACTER AREA IS NOT YET UTILIZED FOR PRIMARY ZONING DISTRICTS AND PRIMARY LAND USES, PROVIDED THAT THE USE OF SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES BY THE DEVELOPMENT PROPOSAL DOES NOT RESULT IN SECONDARY ZONING DISTRICTS OR SECONDARY LAND USES CONSTITUTING MORE THAN 45% OF THE CHARACTER AREA.

### Zoning Districts

#### Primary

- Limited Commercial (LC)
- General Commercial (GC)
- Public and Semi-Public (PS)
- Leisure and Recreation (LR)

#### Secondary

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)
- **RESIDENTIAL MULTIPLE (RM) DWELLING 4, 5**



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## **Land Uses**

### Primary

- High school campus
- College campus
- Associated athletic fields and buildings
- Associated performing arts buildings
- Junior high and/or elementary school if located adjacent to a high school

### Secondary

- Associated living facilities

## **Form and Guidelines**

- Building heights typically 2 – 4 stories but could be higher.
- Buildings typically set in lawns and separated from the street by parking fields.
- Form and design need to consider traffic circulation impacts and safety and security.
- Typically have large parking fields, but buildings clustered together to allow for walkability.
- Located along arterial streets and have strong connections to the streets and transit stops spaces.



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## **Medical Campus**

The Medical Campus sub-type is for hospitals and associated medical office buildings and are typically located on sites of at least 20 acres. These medical campuses often contain buildings at least 4 stories in height and can impact surrounding neighborhoods due to traffic and noise. **WHEN AN ANCHOR MEDICAL ESTABLISHMENT IS ALREADY BUILT AND OPERATING IN A CHARACTER AREA AT THE TIME A DEVELOPMENT PROPOSAL IN THE SPECIALTY-MEDICAL CAMPUS SUB-TYPE IS CONSIDERED, THE REQUIREMENT THAT 80% OF THE CHARACTER AREA UTILIZE THE PRIMARY ZONING DISTRICTS AND PRIMARY LAND USES BEFORE SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES ARE PERMITTED IN THE CHARACTER AREA DOES NOT HAVE TO BE SATISFIED BY THE DEVELOPMENT PROPOSAL. THIS EXCEPTION DOES NOT INCREASE THE MAXIMUM PERMITTED SECONDARY ZONING DISTRICTS OR SECONDARY LAND USES FOR THE SPECIALTY-MEDICAL CAMPUS SUB-TYPE (20%); IT IS ONLY AN EXCEPTION TO THE TIMING OF WHEN THE DEVELOPMENT PROPOSAL MAY USE SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES IN THE CHARACTER AREA. THE TERM "ANCHOR MEDICAL ESTABLISHMENT" AS USED IN THIS SECTION MEANS: (1) A HOSPITAL INCLUDING ASSOCIATED MEDICAL OFFICE BUILDINGS, (2) A MEDICAL CLINIC INCLUDING ASSOCIATED MEDICAL OFFICE BUILDINGS, OR (3) A MEDICAL SCHOOL CAMPUS; THAT (A) CONSTITUTES AT LEAST 10% OF THE TOTAL CHARACTER AREA, OR (B) CONTAINS AT LEAST ONE BUILDING THAT IS BEING USED AS A HOSPITAL, MEDICAL CLINIC, OR MEDICAL SCHOOL AND IS AT LEAST 90,000**

**SQUARE FEET IN SIZE.**

**FOR EXAMPLE, IF THE CHARACTER AREA OF A DEVELOPMENT PROPOSAL IN THE SPECIALTY-MEDICAL CAMPUS SUB-TYPE INCLUDES A BUILT AND CURRENTLY OPERATING HOSPITAL THAT MAKES UP 10% OF THE TOTAL CHARACTER AREA OR IS AT LEAST 90,000 SQUARE FEET, THE DEVELOPMENT PROPOSAL MAY UTILIZE SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES LISTED FOR THE SPECIALTY-MEDICAL CAMPUS SUB-TYPE EVEN IF 80% OF THE CHARACTER AREA IS NOT YET UTILIZED FOR PRIMARY ZONING DISTRICTS AND PRIMARY LAND USES, PROVIDED THAT THE USE OF SECONDARY ZONING DISTRICTS AND SECONDARY LAND USES BY THE DEVELOPMENT PROPOSAL DOES NOT RESULT IN SECONDARY ZONING DISTRICTS OR SECONDARY LAND USES CONSTITUTING MORE THAN 20% OF THE CHARACTER AREA.**

### **Zoning Districts**

Primary (Minimum 80% of the total character area)

- Neighborhood Commercial (NC)
- Limited Commercial (LC)
- General Commercial (GC)
- Planned Employment Park (PEP)
- Light Industrial (LI)

Secondary (Maximum 20% of the total character area)

- Residential Multiple (RM) Dwelling 4

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### Land Uses

Primary (Minimum 80% of the total character area)

- Hospitals
- Medical office buildings
- Medical clinics
- Rehabilitation facilities
- Hospice
- Long-term nursing
- Support hotel services
- Pharmacies

Secondary (Maximum 20% of the total character area)

- Food service, such as restaurants and delis
- Supporting small tenant shops and retail (card shops and gifts, medical supply)
- Multiple residence

### Form and Guidelines

- Large buildings set in a lawn or parking field.
- Lot coverage generally exceeds 30%.
- Buildings at least two-stories, often four-stories, and can be more.
- Requires careful consideration of pedestrian routes from parking fields to the various services offered on site.
- Requires consideration of ambulance routes and other emergency procedures.
- Connectivity to the street and transit services.

