

## Chapter 16.55 HC-1 HEALTH CARE ZONE

### Section 16.55.010 Purpose and intent.

The health care zone (HC-1) is established to provide areas to accommodate medical and dental professional offices, clinics, laboratories, warehouses, research facilities and other similar health care service establishments, including limited outside storage of materials and vehicles when incidental to a permitted use. (Ord. 93-06 § 1 (part): prior code § 03-26A-001)

### Section 16.55.020 Site development standards.

Site development standards in the HC-1 zone are as follows:

- A. Minimum lot area: 1/2 acre;
- B. Minimum lot width: 70 feet;
- C. Minimum yard setbacks:
  - 1. Front: thirty (30) feet,
  - 2. Side: none, except fifteen (15) feet adjacent to a residential zone boundary or use,
  - 3. Side facing street on corner lot: twenty (20) feet,
  - 4. Rear: none, except fifteen (15) feet adjacent to a residential zone boundary or use;
- D. Building height:
  - 1. Minimum: one story,
  - 2. Maximum: none;
- E. Landscaping shall be in conformance with Chapter 16.27 herein;
- F. Prior to issuance of a building permit for any proposed use, a site plan (see Section 16.06.050) shall be submitted to and approved by the Vernal City Planning Commission;
- G. Fence requirements: Developments adjacent to property zoned and/or used for residential purposes shall install a six (6) foot non-see-through fence between commercial and residential properties to afford privacy for the residential dwellings. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic. Where the Planning Commission determines that such fence is not necessary or in the best interest of the public, the Planning Commission may waive the fence requirement. (Ord. 93-06 § 1 (part): prior code § 03-26A-002)

(Ord. No. 94-22, Amended, 11/2/94; Ord. No. 96-27, Amended, 11/20/96)

### Section 16.55.025 Conditional Use Requirements.

- A. Low powered radio service monopole antennas and lattice tower antennas will be a conditional use in the HC-1 zone. The following must be submitted as part of the conditional use application:
  - 1. A site plan drawn to scale meeting all requirements of Section 16.06.050, Site Plan Approval Required;
  - 2. Show on site plan, height of structures, (buildings, signs, utility poles), and trees in a one-block radius. Also, show any change in topography that would maximize visual screen.
- B. The Planning Commission will base their decision on the following information:
  - 1. Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;
  - 2. Location of the antenna to existing vegetation, topography and buildings to maximize visual screening;
  - 3. Meeting requirements of the conditional use permit as outlined in the ordinance.
- C. Must receive site plan approval;
- D. Conditional use requirements;

1. One (1) off-street parking space is required;
2. Install a six-foot (6') high chain link fence around the site;
3. Maximum tower height is fifty (50') feet;
4. All storm water must be retained on property;
5. Obtain a building permit;
6. Include with building permit application an engineer's report on wind lode requirements, construction requirements and stamped by an engineer of the State of Utah.

E. Planning Commission can lower height in order to bring the antenna into compatibility with other structures height and existing screening.  
 (Ord. No. 96-28, Enacted, 11/20/96)

Section 16.55.030 Uses.

In the following list of possible uses, those designated as "P" are permitted uses while those designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in Chapter 16.14 of this code. Uses not listed are not permitted unless ruled by the Planning Commission to be similar to other permitted uses.

Use	HC-1
Accessory buildings and uses customarily incidental to a permitted use	P
Barber/beauty shop	C
Bed and Breakfast	C
Clinics, medical or dental	P
Florist shop	C
Laboratory: dental, medical or mortuary	P
Low powered radio service antennas: monopole lattice tower	C C

Office buildings, health care providers	P
Temporary building for uses incidental to construction work. Such building shall be removed upon completion of construction work	P
Vehicle storage when enclosed in a building or within a six (6) foot non-see-through fence, incidental to a permitted use	C
<b>USES</b>	<b>HC-1</b>
Vehicle repairs and maintenance, when incidental to health care offices and not open to the general public	C
Warehouse storage, incidental to a permitted use	C
Other uses not listed above but ruled by the Planning Commission to be similar to uses listed above	C

(Ord. 93-06 § 1 (part): prior code § 03-26A-003)

(Ord. No. 94-17, Amended, 08/11/94; Ord. No. 96-25, Amended, 10/02/96; Ord. No. 96-28, Amended, 11/20/96)