

615. MS - Medical Services District. This district is intended to provide space for the harmonious development of medical facilities, services, and related support uses. The Medical Services District is intended to be protected from encroachment by land uses adverse to the location, operation, and expansion of medical use development.

615.1. PERMITTED USES: Within the MS - Medical Services District the following uses are permitted:

615.1.1 Apothecaries, drug stores, and pharmacies;

615.1.2 Artificial limb and brace, therapeutic establishments, including the manufacturing, wholesale, and retail sales of products;

615.1.3 Clinics: medical, dental, chiropractic, optical, osteopathic and similar operations, but not including methadone treatment clinics and the practice of veterinary medicine;

615.1.4 Hospitals for the treatment of human ailments, including psychiatric hospitals;

615.1.5 Laboratories - medical, dental, optical, pharmaceutical and related;

615.1.6 Medical, surgical, and dental supply businesses, both wholesale and retail;

615.1.7 Municipal, County, State or Federal Buildings or land uses; and

615.1.8 Retail sales and service establishments pertaining to any medically oriented product or service;

615.1.9 Nursing homes and assisted living facilities

615.1.10 Adult Day Care and day care centers subject to the provision that such facilities are licensed by the State of Tennessee.

615.1.11 Traumatic Brain Injury Residential Homes licensed by the State of Tennessee.

615.1.12 Addiction Recovery Residential Homes licensed by the State of Tennessee.

615.2. COMPLIANCE REQUIREMENTS: Within the MS-1 Medical Services District the following requirements must be met:

- A. Detailed site plan as required by Article VIII, Section 803. Issuance of Building Permit.
- B. Compliance with:

Article V., Section 502. Off -Street Automobile Parking

Section 503. Off-street Loading and Unloading Space.

Section 504. Vision Clearance.

Section 505. Design, Construction and maintenance of Off-Street
Parking and Unloading
Section 506. Access Control.

- C. The requirements for Business Signs pursuant to Article V, Section 510. Sign Regulations.

615.3 AREA REGULATIONS. All buildings and uses in the MS – Medical Services District, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

615.3.1 Front Yard

All lots shall have a building setback of not less than fifty (50) feet.

615.3.2 Side Yard

The width of any side yard which abuts a residential district, shall not be less than thirty (30) feet. In all other cases each side yard shall not be less than twenty (20) feet.

615.3.3 Rear Yard

Each lot shall have a rear yard of not less than twenty-five (25) feet.

615.4. Uses Permitted By Review. The following uses may be permitted in the MS – Medical Services District on review by the planning commission; provided, however, that no permit may be issued except with the written approval of the planning commission and subject to such conditions as the planning commission may require in order to preserve and protect the character of the district in which the proposed use is located:

615.4.1. Heliports subject to compliance with the most recent edition of Federal Aviation Administration Circular 150/5390-2A;

615.4.2. Mortuary establishments, Crematories, provided such establishments will not cause undue traffic congestion or create a traffic hazard; and

615.4.3. Methadone Treatment Clinic or Substance Abuse Treatment Facility provided:

- a. The consideration for approval by the Planning Commission of a methadone treatment clinic, or Substance Abuse Treatment Facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee.
- b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use of Review approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Planning Commission for use in making a thorough evaluation of the proposal.
- c. The clinic or facility shall be located on an Arterial street.
- d. Measurement shall be made in a straight line on the Washington County Zoning Map from the nearest property line of the lot on which the methadone treatment clinic or facility is situated to the nearest property line of the following uses:

- 1) The clinic or facility shall not be located within two thousand (2,000) feet of a school, day care facility, park, church, synagogue, mosque, mortuary or hospital.
- 2) The clinic or facility shall not be located within two thousand (2,000) feet of any establishment that sells alcoholic beverages for either on-or-off-premises consumption.
- 3) The clinic or facility shall not be located within two thousand (2,000) feet of any area devoted to public recreation activity.
- 4) The clinic or facility shall not be located within two thousand (2,000) feet of any amusement catering to family entertainment.
- 5) The site shall not be less than two thousand (2000) feet of any agriculture or residential zoned property at the time of approval.
- 6) The site shall not be less than one-half (1/2) mile from any other methadone treatment clinic or facility.

615.4.4. Area Regulations. All buildings and uses permitted by review in the MS – Medical Services District, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

615.4.4.1. Front, side and rear yards shall have an eighty (80) foot minimum building setback.

615.4.4.2. There shall be a minimum thirty (30) foot undisturbed buffer on all surrounding property lines with a minimum of three rows of evergreen plants, staggered, with a minimum total height of 6ft unless the WCRPC requires a greater buffer due to topography. The ingress/egress and stormwater facilities may be located in the minimum thirty (30) foot buffer.

615.4.4.3. The principal building and all accessory buildings shall cover not more than fifty (50) percent of the total lot area, excluding paved parking areas.