

25.33 "FOLEY MEDICAL OVERLAY DISTRICT (FMOD)"

A. Purpose. The purpose of the Foley Medical District Overlay District is to allow areas for the concentration of medical facilities and related uses in a campus like setting to enable the provision of a wide range of medical services to enhance the public's health, safety and general welfare and allow for the continuation and flexible expansion of the hospital, medical clinics and associated uses in a planned and coordinated manner so existing and future uses can respond and adapt to changes in technology, the medical profession, and society as a whole.

The primary uses in the Medical District Overlay District are hospitals, medical clinics, pharmaceutical businesses, medical technology research and related uses. Related uses may be located within the hospital or clinic buildings or as independent uses within the overlay district area. The overlay zone is intended to enhance the underlying zones.

B. Applicability. Provisions of the FMOD apply to all properties within the boundaries of the FMOD as shown on the boundary map, Figure 25. Where there is a conflict between the provisions of the FMOD and those of other portions of the Zoning Ordinance, the provisions of this overlay district shall control.

C Permitted Uses. Irrespective of the current zoning of properties within the Medical Overlay District following uses shall be permitted by right subject to applicable standards and processes:

1. Medical and health care uses including hospitals, outpatient clinics, continuing/long term care services, hospice services, laboratories, medical research facilities, medical educational facilities, urgent or emergency medical services, offices of doctors, physical therapists, dentists and other health care providers (both public and private).
2. Medical staff facilities and similar uses, including but not limited to administrative offices, educational and meeting facilities and staff sleeping quarters;
3. Childcare and adult care services, including respite care;
4. Short term residential uses dependent upon or directly related to medical care, including convalescent care facilities, skilled nursing facilities, group homes for the disabled and overnight accommodations;
5. Health care related retail (i.e. pharmacy, medical supplies and equipment, medical cannabis dispensaries¹);
6. Social service providers including counseling centers and alcohol and drug treatment facilities;
7. Accessory parking;

¹ Approval is subject to any and all rules or regulations promulgated by the Alabama Medical Cannabis Commission and applicable State Law.

8. Utilities and public facilities

9. Retail Stores with the following stipulations:

a. Must be ancillary or common to areas around medical facilities. Examples include but are not limited to: coffee shops, pharmacies, book stores, florists, medical supply stores, and retail banking.

b. All retail facilities shall have a maximum square footage of 10,000 square feet.

D. Conditional Uses. The following uses require an additional conditional use permit for approval:

1. Medical helicopter landing pad on the following conditions:

a. The landing pad meets the Alabama Department of Transportation and Federal Aviation Administration requirements and conditions.

2. Facilities for the treatment and/or temporary storage of biomedical, radioactive and hazardous waste generated within the overlay district; provided however that no materials may be transported to the site from other facilities for storage or treatment purposes.

E. Site Plan Requirements. All development within the Medical Overlay District shall be governed by a site plan, constituted as a binding site plan and shall be reviewed and approved by the Planning Commission. In addition to other applicable sections of the Zoning Ordinance, the site plan shall include the following:

1. Architectural elevations of proposed structures. There should be continuity of character and building materials throughout the development and with adjacent development in the Medical Overlay to enhance a campus setting. Building(s) design must provide focal points highlighting the primary entrance(s), and architectural articulation and embellishments to avoid long blank walls and a scale appropriate to the setting. Building heights including parapets and other architectural embellishments should be varied reflecting the individualized character of medical and office architecture. Any part of a building, visible from a public right of way must present an architectural façade, or use landscaping areas, to present an aesthetically appealing appearance.

2. Open active space plan. When two or more buildings are proposed for a site, a plaza or courtyard should be incorporated into the site design with the intent to create a useful courtyard or plaza settings for users of the facilities. A site plan indication the location, type and extent must be provided. These areas should be designed with pavers or other acceptable hardscape and landscaped areas in order to provide a place for the public to sit and enjoy the outdoors

3. Landscape plan. Minimum landscaping shall be as required in Section 10.2.3; provided however, that additional landscaping may be required by the by the Planning Commission at the time of site plan approval to achieve the following effects:
 - a. a. Effective screening of off-street parking areas and eliminating monotony of parking areas;
 - b. Effective buffering of adjacent residential uses;
 - c. Enhance the building architecture and on-site landscaping;
 - d. Streetscape plantings are required as part of the site plan; including street trees.
 - e. Additional landscaping within setback areas to mitigate adverse noise, light, glare, and aesthetic impacts to adjacent residential properties from new development may be required.
4. Lighting plan. A Lighting plan shall be provided indicating type and height of lighting throughout the site and along all pedestrian paths and building entrances. Lighting spillover offsite is discouraged. Lighting wall packs and similar lightning techniques and methods are prohibited.
5. Vehicular and pedestrian circulation plan. The development should have accessible pedestrian connections beyond standard sidewalks along the street and between buildings. Special attention should be paid to crosswalks, connections between parking lots serving adjacent uses and interior walkway connections. Connectivity should be carefully planned to prevent pedestrian-vehicle conflicts in vehicular ways and parking spaces.
6. Rooftop Equipment. All rooftop equipment must be organized, proportioned, detailed and screened with parapet walls that are colored or finished with materials that make them an integral element of a building.,
7. Fencing/Walls. The use of fencing shall ensure that nonresidential properties are integrated into a campus style of development yet still provide an appropriate barrier or separation from adjacent residential properties.
8. Signage. Limited to ground and wall signs only. Low-profile signs shall not exceed six feet in height and 36 square feet per side with a maximum of two sides. When multiple buildings are proposed, a consistent wayfinding system is encouraged.

Amendment to ARTICLE XIX - INDUSTRIAL DISTRICTS

19.1 M1 – LIGHT INDUSTRIAL DISTRICT

A. Uses / Structures Permitted: Buildings used for the operation of light industrial, fabricating, processing, assembling and manufacturing, bottling and distribution plants, woodworking shops, cabinet shops, contractor or building material yards, highway maintenance yards and buildings, laundry and dry cleaning plants and printing establishments; wholesale sales. Retail sales of products fabricated, processed, assembled and/or manufactured on the same site of the larger manufacturing use is permitted subject to the additional site design requirements found in the Zoning Ordinance.