

D. Planned Public Hospital District (PPH).

1. **Purpose and Intent.** PPHs are intended to allow for planned development of a public hospital campus and related facilities. PPH implements the Mixed Use Corridor Land Use as defined in Strategy 1.2.9.c in the Comprehensive Plan. No residential use/density is permitted.
2. **Uses.** Uses are defined per Section 2.2.7: Traditional Zoning Districts Use Table.
3. **Accessory Uses.** Accessory uses are permitted per Section 2.4.4: Use Definitions and Standards. All accessory uses must comply with the standards of Section 3.1.9: Accessory Uses and Structures.
4. **Previously Approved PPH.** A PPH approved prior to the effective date of this LDR shall be permitted to retain all previously approved standards including: land uses, density and intensity, open space percentage provisions and any other specified development standards. The zoning ordinance and master plan including all associated documents shall act as the source of compliance for a previously approved PPH.
5. **Minimum Acreage.** A PPH shall require a minimum of 40 acres of land. A previously approved PPH that is nonconforming in size may add additional land into the PPH. No design alternative or modification may be permitted from this standard.
6. **FAR.** All PPHs shall comply with the FAR limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
7. **Compatibility.** A PPH shall have a compatibility buffer along the entire perimeter of the PPH as defined by the approved Binding Master Plan.
8. **Open Space.** A minimum of 20% of the total acreage within a PPH shall be devoted to functional and conservation open space. Stormwater ponds, lakes, and required landscape buffers may be included in this open space calculation consistent with the standards provided in Strategy LU 1.2.16 and Strategy OS 1.11.1 in the Comprehensive Plan. No design alternative or modification may be permitted from this standard.
9. **Standards.** See Table 2.2.4.5.D below.

Table 2.2.4.5.D. PPH Development Standards Table

PPH Development Standards Table		
<u>Building Height (max)</u>		<u>150'</u>
<u>Building Height Exception (max)</u>		<u>none</u>
<u>Building Height Exception Standards</u>		<u>Not Applicable</u>
<u>Building Placement (Setbacks) (min)</u>	<u>Front (Street)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Side</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Rear</u>	<u>Defined by the Approved Binding Master Plan</u>
<u>Lot</u>	<u>Width (min)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Area (min)</u>	<u>Defined by the Approved Binding Master Plan</u>
	<u>Coverage (max)</u>	<u>Defined by the Approved Binding Master Plan</u>

