



# City of Las Cruces<sup>®</sup>

PEOPLE HELPING PEOPLE

## COUNCIL WORK SESSION SUMMARY ROUTING SLIP

Meeting Date January 26, 2015

TITLE: MEDICAL FACILITY ZONING

- Are there attachments to the Council Work Session Summary? Yes  No
- Will there be a Video Presentation for this item? Yes  No
- Will there be a PowerPoint Presentation for this item? Yes  No
- If "yes", will a copy of the PowerPoint Presentation be included on the Council Work Session Agenda? Yes  No

DEPARTMENT / ORGANIZATION	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact	 Katherine Harrison-Rogers	X 3049	1/20/2015
Department Director	David Weir	X 3066	1/20/2015
Other			
Assistant City Manager/CAO (if applicable)			
Assistant City Manager/COO (if applicable)		-2771	1/20/15
City Manager			



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## Council Work Session Summary

Meeting Date January 26, 2015

**TITLE: MEDICAL FACILITY ZONING**

**PURPOSE(S) OF DISCUSSION:**

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

Medical and related facilities are allowed in a range of zoning districts throughout the City, from low density residential to industrial. The current Zoning Code lists specific zoning districts and their allowed uses in:

- Section 38-31, Residential Zoning Districts;
- Section 38-32, Office, Commercial, and Industrial Zoning Districts; and
- Section 38-33, Land Uses

The attached table provides a brief synopsis of medical and related uses and the zoning districts in which they are allowed. In addition to those sections listed above and the attached table, medical uses are also further outlined in specific overlays such as the South Mesquite Overlay District and University District.

With any zoning code, some specific uses may not be listed or defined or may be in conflict with other sections of the code; therefore, the Director of Community Development or his designee has the authority to interpret the code based on the authority delineated in Section 38-4 D of the Zoning Code. These interpretations are based upon case law, best practices, accepted definitions, intent, intensity of use/ impacts, similar uses, or historic practice.

When allowing a use in particular location, staff refers to the tables and lists provided in the Code, definitions enumerated in the Code, and, in those instances where clarity is required, an interpretation by the Community Development Director or his designee.

During the discussion with City Council, staff will outline:

- Medical and related uses and the districts in which they are allowed;
- A history of the City's zoning codes and how they relate to the current code;
- Vernacular versus technical jargon;
- Interpretations;
- Intensity of Uses; and
- The Business Registration Process.

**SUPPORT INFORMATION:**

1. Attachment "A", Medical and Related Facility Use Table (derived from 2001 Zoning Code, Article IV, Section 38-33A).

# Medical and Related Facilities Use Table

LAND USES	GENERAL ZONING DISTRICTS															LAND USE NOTES						
<b>A = Allowed Use</b> <b>C = Conditional Use</b> <b>S = Special Use Permit (Sec. 38-54)</b>  Uses are prohibited if not A, C or S.	E	R	R	R	R	R	R	R	R	R	R	R	O	O	C	C	C	M	M	M	Additional regulations for each land use are listed below, in the Conditional Uses Section 38-53, in the Special Use Permits Section 38-54, and/or in other sections of this Code.	
	E	E	M	c	a	b	M	M	M	2	3	4	1	2	1	2	3	T	1	2		3
<b>Sec. 38-33C AGRICULTURE &amp; EQUESTRIAN LAND USES</b>																						
Veterinary Facility	A	A															A	A	A	A		
<b>Sec. 38-33D INSTITUTIONAL LAND USES</b>																						
Hospital																	A	A				
School, College or University															C	C	C	C	C	C		See Section 38-53
School, Commercial, Trade or Technical															C	C	C	C	C	C	C	See Section 38-53
<b>Sec. 38-33F SERVICE LAND USES</b>																						
Bank, Bonding & Financial Institution/Facility (No Drive Thru); Barber/Beauty/Hair Salon & Related Personal Care; Medical/Dental Office													C			A	A	A	A	A	A	C: R-4--Commercial, service, and professional uses in the R-4 District are permitted on the ground floor only. Only 35% of the gross floor area of the buildings on the property is permitted to be used for commercial, service, or professional uses. Each business in the R-4 District shall not exceed 1500 square feet.
Business Offices: Consulting; Credit Reporting & Collection; Desktop Publishing & Graphic Design																						
Institutional Office: Public; Private; Educational; Religious; & Philanthropic															A	A	A	A	A	A	A	
Mailing & Stenographic Services																						
Motion Picture Production																						
Noncommercial Research Organization																						
Counseling Services, Funeral Home, Laboratory																A	A	A	A	A		
Pharmacy															C	C	A	A	A	A		C: Only when serving the occupants of a medical, dental, or similar office and strictly for the purpose of serving the occupants of the office use(s).

