

Case # 16AMEND1000

# Drug Treatment Clinic Land Development Code Text Amendment



Joseph Haberman, AICP, Planning & Design Manager

# Current LDC Interpretation

- Currently, methadone clinics are not specifically mentioned or addressed in the LDC
- The Planning Director has interpreted that methadone treatment clinics fall within the definition of *clinic*, as defined in LDC Sec 1.2.2
- The definition of *clinic* expressly includes “drug clinics”
- Excluding clinics that are within hospitals or operated by governmental entities, clinics may be permitted with a Conditional Use Permit in any zoning district pursuant to LDC Sec 4.2.29

# Recommended Definitions

**Medical Clinic** - A facility which provides treatment which requires observation and recovery normally lasting 1 to 5 hours, for illness, injury, abnormality or pregnancy. Such facilities may also provide examination, diagnosis, ambulatory care, ~~and~~ outpatient services, ~~and~~ **counseling services**, but do not provide overnight care. This term includes **drug clinics that treat persons addicted to controlled substances as a primary function. A medical office, hospital or government agency providing drug treatment that is incidental to other services shall not be considered a medical clinic.**

**Office Use, Medical (“Medical Office”)** – An office use that provides **personal medical, dental, and health services, including those related to prevention, diagnosis, treatment and rehabilitation, provided by physicians, dentists, nurses, and other health personnel. This term does not include hospitals and medical clinics as such uses are specifically defined in this Land Development Code. The term also does not include a government agency providing medical or health service that is incidental to other service.**

**Rehabilitation Home** - A building or group of buildings providing residence for persons recovering from the effects of drug or alcohol abuse, psychiatric disorders, or as a condition of their parole or probation. Such homes may provide counseling in educational, vocational, or other areas by a paid or volunteer staff and generally have 24-hour-a-day supervision. A rehabilitation home is not transitional housing. This definition does not apply to residential care facilities regulated by KRS 100.982. **This term does not include uses more specifically defined in this Land Development Code, such as hospitals and medical clinics.**

# Recommended Standards

~~Facilities requiring a Certificate of Need issued by the Commonwealth of Kentucky, including hospitals~~ Hospitals and medical clinics, ~~and other medical facilities~~, may be allowed in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements:

- A. ~~Signs -- One~~ In form districts where nonresidential freestanding signs are not permitted, a single freestanding on-premise sign, not ~~to~~ exceeding 80 square feet in area ~~or and not exceeding~~ 10 feet in height, may be placed at each ~~of the~~ major entrances, ~~except in districts where signs are allowed. Attached signs may be located at any height. Attached signs shall be designed in accordance with form district requirements, but the~~ The Board shall determine reserves the right to approve the size and location of all attached signs.
- B. All buildings and structures shall be at least 30 feet from any property line.
- C. Medical Clinics shall provide an indoor waiting area(s) for clients. The waiting area shall be large enough to accommodate the clients arriving for services.
- D. Parking for medical clinics shall be adequate to accommodate the maximum number of clients expected to be at the site at one time.
- E. Such facilities shall be located on or near a collector or arterial street with reasonable access to public transportation.

NOTE: The provisions of this Section 4.2.29 do not apply to Medical Offices as such are defined in this Land Development Code.



# Recommended Parking

USE CATEGORY Office/ Financial	SPECIFIC USES	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
Office	Medical/Dental/ Veterinary Office or <b>Medical</b> Clinic	<p>1 space for each 250 sq. ft. of gross floor area in suburban form districts.</p> <p>1 space for each 500 sq. ft. of gross floor area in traditional form districts.</p>	<p>1 space for each 150 sq. ft. of gross floor area, <b><u>except in cases in which additional parking is required by the Board of Zoning Adjustment for facilities receiving a conditional use permit pursuant to section 4.2.29</u></b></p>