



Clinic in the LI Zone

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Clinic Definition

Clinic

An establishment providing medical, psychiatric, or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Clinic Could be:

- Physical Therapy
- Sports Therapy
- Lasik Eye
- “Cool Sculpting”
- Walk in Clinic



Clinic Permitted Zones

TABLE 3-2: PERMITTED USES

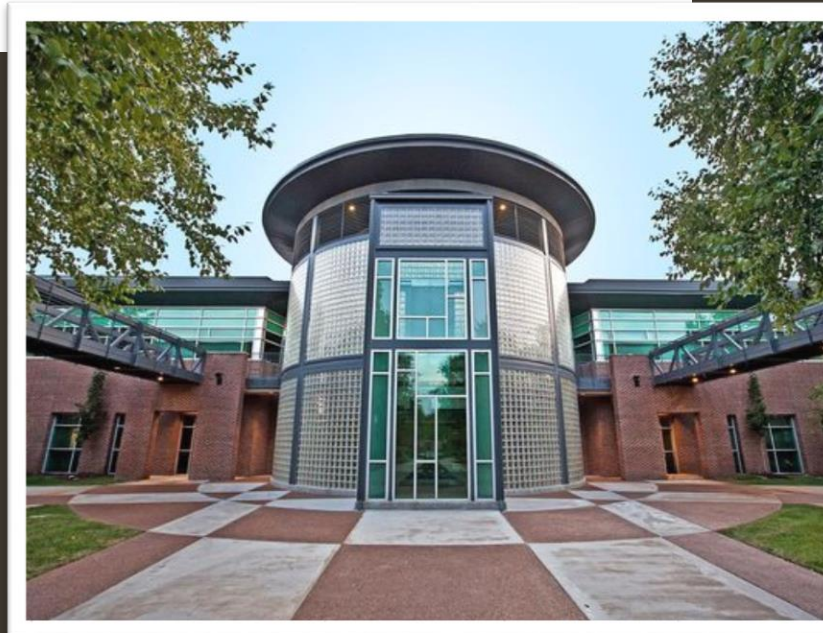
| Use Types "P" = Permitted | Base Zoning Districts | | | | | | | | | | | | | | | | | | Additional Requirements | |
|--|-----------------------|----|-----|-----|-----|-----|------|------|-------|-------|-------|----|----|----|----|----|----|----|-------------------------|------------------------|
| | AG | ER | R-1 | R-2 | R-3 | R-6 | SD-R | SD-X | RM-10 | RM-15 | RM-20 | OR | GO | NC | CC | GC | LI | HI | | CI |
| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | |
| Agricultural Uses | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | Sec. 3.2.4 (1) |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | |
| Attached Dwellings | | | | | | | P | P | P | P | P | P | | | P | | | | | |
| Detached Dwellings | P | P | P | P | P | P | P | P | | | | P | | | P | | | | | |
| Group Homes | | | | | | | P | P | | | | P | | | | | | | P | |
| CIVIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | |
| Active Park Facilities | | | | | | | P | P | | | | | | | | | P | | P | Sec. 3.2.5 (1) and (2) |
| Assisted Living Facility | | | | | | | P | P | | | | | P | | | P | | | P | Sec. 3.2.5 (1) |
| Cemeteries | | | | | | | | | | | | | | | | | | | P | Sec. 3.2.5 (1) |
| Charitable, Fraternal, or Social Organizations | | | | | | | | P | | | | P | P | P | P | P | | | P | Sec. 3.2.5 (1) |
| Clinics | | | | | | | | P | | | | | P | P | P | P | | | P | Sec. 3.2.5 (1) |

Light Industrial (LI) Zone

(17) LI—Light Industrial District

The purpose of the Light Industrial (LI) District, hereinafter referred to as the “LI District”, is to provide for industrial uses that have minimal exterior movement of vehicles and goods. Uses shall be restricted to activities that are safe and not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste, or other adverse effects on surrounding uses. The LI District shall provide open space, landscape, and buffering in order to achieve desirable site development.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants



**The Dover
Centre
Sold For \$44.5
Million Dollars
Zoned LI**

Envision Franklin

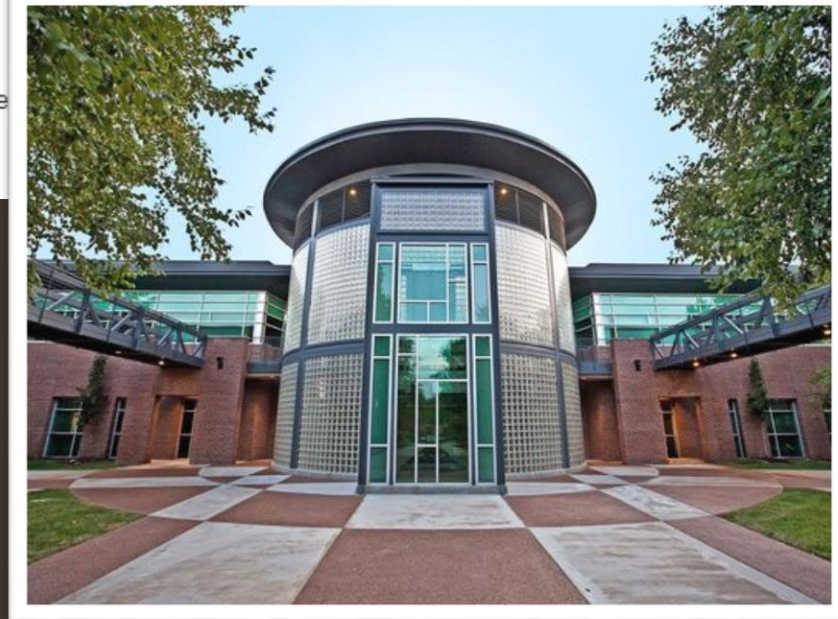
INDUSTRIAL FLEX

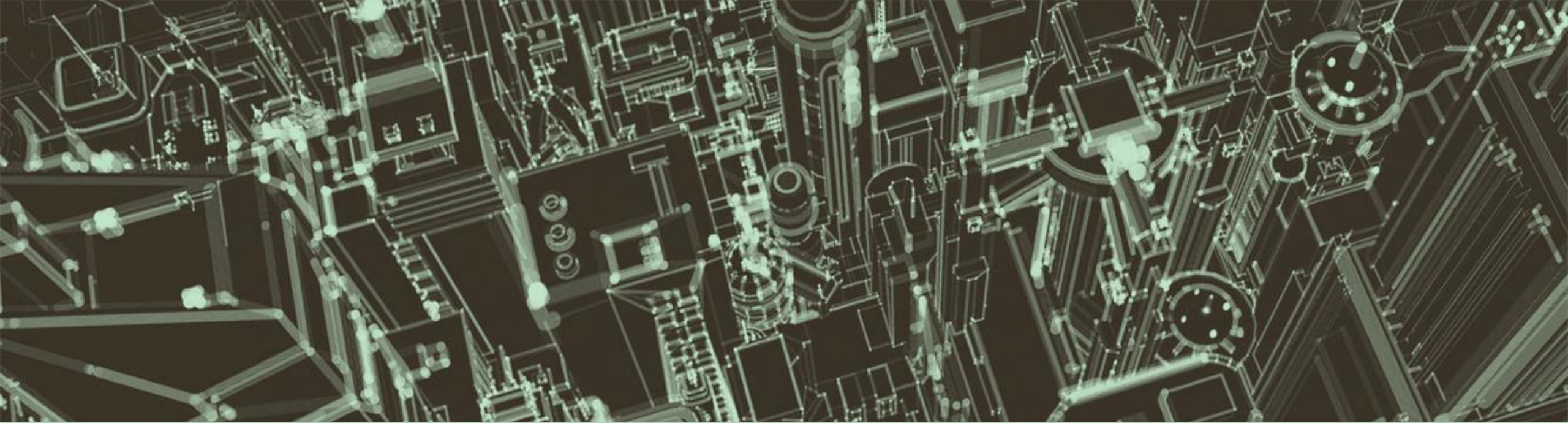
The Industrial Flex design concept provides locations for institutional, light industry, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints. Some of these areas generate less vehicular traffic than regional commerce areas and may be found along more minor thoroughfares. Conversely, some of these uses involve extensive exterior movement of goods and trucks that require measures to control adverse environmental and visual impacts.

The areas and uses within this design concept should be protected to support a diversified economy. However, heavy industrial uses are not encouraged.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants

Where the
Zoning
Ordinance is
heading





The Future of Medicine



Advanced Prosthetics



- Potential Use Conflicts
 - "Manufacturing"
 - Fitting and Therapy

3D Printing



- Higher demand for power than typical Commercial space



- Considered both “Clinic” use and Manufacturing

Proposal

Add Clinic to the "LI" Zone

| TABLE 3-2: PERMITTED USES | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------|----|-----|-----|-----|-----|------|------|-------|-------|-------|----|----|----|----|----|----|-------------------------|----|----|------------------------|
| Use Types "P" = Permitted | Base Zoning Districts | | | | | | | | | | | | | | | | | Additional Requirements | | | |
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| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Uses | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | Sec. 3.2.4 (1) |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | |
| Attached Dwellings | | | | | | | P | P | P | P | P | P | | | | P | | | | | |
| Detached Dwellings | P | P | P | P | P | P | P | P | | | | P | | | | P | | | | | |
| Group Homes | | | | | | | P | P | | | | P | | | | | | | | P | |
| CIVIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | | |
| Active Park Facilities | | | | | | | P | P | | | | | | | | | | P | | P | Sec. 3.2.5 (1) and (2) |
| Assisted Living Facility | | | | | | | P | P | | | | | P | | | P | | | | P | Sec. 3.2.5 (1) |
| Cemeteries | | | | | | | | | | | | | | | | | | | | P | Sec. 3.2.5 (1) |
| Charitable, Fraternal, or Social Organizations | | | | | | | | P | | | | P | P | P | P | P | | | | P | Sec. 3.2.5 (1) |
| Clinics | | | | | | | | P | | | | | P | P | P | P | | | | P | Sec. 3.2.5 (1) |

