

DRAFT ORDINANCE

AN ORDINANCE AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE TO ADD A DEFINITION FOR MEDICAL OFFICE AND AMEND THE DEFINITIONS OF OFFICE-TYPE BUSINESS AND CLINIC

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendments to the Land Use Management Ordinance to include a new definition for “medical office” as well as amended text for the definitions of “business, office-type”, and “clinic” and finds that the amendments are warranted in order to correct a manifest error in the Land Use Management Ordinance and to achieve economic development objectives of the Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED by the Council of the Town of Chapel Hill as follows:

Section 1. The definition of “Medical Office” in Appendix A (Definitions) of the Chapel Hill Land Use Management Ordinance is hereby added to read as follows:

“Medical Office: facilities that provide diagnoses and outpatient care on a routine basis but are unable to provide prolonged in-house medical and surgical care and occupy 10,000 square feet of floor area, or less, per building.”

Section 2. The definition of “Business, Office-type” in Appendix A (Definitions) of the Chapel Hill Land Use Management Ordinance is hereby amended to read as follows:

*“Business, Office-type: Quasi-commercial uses that generally accommodate occupations such as administrative, executive, legal, accounting, **design, communications, medical office, writing, clerical, stenographic, and drafting occupations**, and including institutional offices of a charitable, philanthropic, religious, or educational nature.”*

Section 3. The definition of “Clinic” in Appendix A (Definitions) of the Chapel Hill Land Use Management Ordinance is hereby amended to read as follows:

*“Clinic: An establishment used for the care, diagnosis, therapy, or counseling of sick, ailing, infirm, or injured persons or non-medical therapy and counseling on an out-patient basis, **as distinct from a medical office, as defined in Appendix A of the Land Use Management Ordinance.**”*

Section 4. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the ____ day of _____, 2010.