

B. SCOPE OF REGULATIONS. The regulations set forth in this chapter or set forth elsewhere in this title when referred to in this chapter are the district regulations in the Avera McKennan Planned Development District.

C. SUBAREA A.

Institutional Medical (Hospital/Patient Care, Medical Clinic, short-term housing and campus parking. The land uses shall include those facilities (buildings, roads, and parking) required for acute care, clinical, inpatient and outpatient services, including patients, employees, and visitors.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- Hospital
- Medical Clinics
- Personal Service and Daycare Center
- Family Daycare
- Heliport
- Private Lake
- Commercial Parking Lot or Parking Ramp
- Emergency Vehicle Storage Garage & Living Quarters
- Hotel or Motel

2. ACCESSORY USES. Accessory uses and buildings permitted in this subarea are accessory buildings and uses customarily incident to any permitted uses in S, Institutional District. Elevated and enclosed walkways are encouraged as accessory buildings.

3. PARKING REGULATIONS. Parking loading and stacking shall be regulated in conformance with the provisions of Chapter 15.55 and the January 5, 2005, Avera McKennan Parking Plan.

4. SIGN REGULATIONS. Signs shall be regulated in conformance with Chapter 15.57 On Premise Sign Regulations, for the S, Institutional District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control and the January 5, 2005, Avera McKennan Signage Plan.

Exceptions: Campus identification, campus directional, directional and building identification signs which conform to the Avera McKennan signage standards, shall be exempt from all regulations outlined in Chapter 15.57 except location requirements. Other types of signs shall conform to the regulations outlined in Chapter 15.57.

5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS. All uses, same as S, Institutional District, except that height shall not exceed 94'-0".
6. OTHER REGULATIONS.
 - a. A development within this zone shall be designed and built in a manner compatible with the high quality architectural character of the Avera McKennan campus, and shall be further regulated in conformance with the provisions of 15.49 Additional Use Regulations, 15.51 Additional Yard Regulations, and 15.53 Additional Height Regulations. Regulations are available on the City of Sioux Falls website (www.siouxfalls.org).
 - b. Submit a master storm water management plan for the campus concurrent with submittal of the first Final Development Plan Application.
 - c. A final development plan shall not be required for accessory uses: including parking lots and areas; elevated walkways; and signs; which area in accordance with these subarea regulations.

D. SUBAREA B

Medical Office Park (Medical Clinic Medical Office Park, Short-Term Housing and campus parking). The land uses shall include those facilities (buildings, access roads, and parking) required for office and other types of complimentary commercial uses.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- Office
- Medical Clinics
- Personal Service
- Family Daycare and Daycare Center
- Private Lake
- Commercial Parking Lot or Parking Ramp
- Emergency Vehicle Storage Garage and Living Quarters
- Hotel or Motel
- Hospital

2. ACCESSORY USES. Accessory uses and buildings permitted in this subarea are accessory buildings and uses customarily incident to any permitted uses in the O, Office District. Elevated and enclosed walkways are encouraged as accessory buildings.
3. PARKING REGULATIONS. Parking loading and stacking shall be regulated in conformance with the provisions of Chapter 15.55 and the January 5, 2005, McKennan Signage Plan.
4. SIGN REGULATIONS. Signs shall be regulated in conformance with Chapter 15.57 On Premise Sign Regulations, for the O, Office District and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control and the January 5, 2005, McKennan Signage Plan.

Exceptions: Campus identification, campus directional, directional and building identification signs which conform to the Avera McKennan signage standards, shall be exempt from all regulations outlined in Chapter 15.57 except location requirements. Other types of signs shall conform to the regulations outlined in Chapter 15.57.

5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS. All uses, same as O, Office District.

6. OTHER REGULATIONS. Other regulations for Subarea B shall be:
- a. Development within this zone shall be designed and built in a manner compatible with the high quality architectural character of the Avera McKennan campus, and shall be further regulated in conformance with the provisions of 15.49 Additional Use Regulations, 15.51 Additional Yard Regulations, and 15.53 Additional Height Regulations. Regulations are available on the City of Sioux Falls website (www.siouxfalls.org).
 - b. Submit a master storm water management plan for the campus concurrent with submittal of the first Final Development Plan application.
 - c. A final development plan shall not be required for accessory uses: including parking lots and areas; elevated walkways; and signs; which are in accordance with these subarea regulations.

E. SUBAREA C

Medical Office Park (Medical Clinic, Medical Office Park, Short Term Housing, Single-Family Residence and Campus Parking)

Definition: This land use shall include those facilities (buildings, access roads and parking) required for office and other types of complimentary commercial uses. This Subarea/zone is a modification of the "O" Office District.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- Residential
- Office
- Medical Clinics
- Personal Service
- Family Daycare and Daycare Center
- Private Lake
- Commercial Parking Lot or Parking Ramp
- Emergency Vehicle Storage Garage and Living Quarters
- Hotel or Motel

2. ACCESSORY USES: Accessory uses and buildings permitted in this zone are accessory buildings and uses customarily incident to any permitted uses in the O, Office District and RS-2, Residential District. Elevated and enclosed walkways are encouraged as accessory buildings.
3. PARKING REGULATIONS: Parking, loading and stacking within this zone shall be regulated in conformance with the provisions of Chapter 15.55 of the Sioux Falls Zoning Ordinance, and the January 5, 2005, Avera McKennan Parking Plan.
4. SIGN REGULATIONS: Signs within this zone shall be regulated in conformance with the provisions of Chapter 15.57 On Premise Sign Regulations, Chapter 15.58 and SD DOT regulations for traffic control, and the January 5, 2005, Avera McKennan Signage Plan.

Exceptions: Campus identification, campus directional, directional and building identification signs which conform to the Avera McKennan signage standards, shall be exempt from all regulations outlined in Chapter 15.57 except location requirements. Other types of signs shall conform to the regulations outlined in Chapter 15.57.

5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS: The maximum height and minimum lot requirements within this zone shall be as follows:

Same as "O" Office District for all uses except the existing residences, which shall be same as "RS-2" Residential District.

6. OTHER REGULATIONS:

- a. Other regulations for Subarea C shall be: Development within this zone shall be designed and built in a manner compatible with the high quality architectural character of the Avera McKennan Hospital campus, and shall be further regulated in conformance with the provisions of 15.49 Additional Use Regulations, 15.51 Additional Yard Regulations, and 15.53 Additional Height Regulations. Regulations are available on the City of Sioux Falls website (www.siouxfalls.org).
- b. Submit a master storm water management plan for the campus concurrent with submittal of the first Final Development Plan Application.
- c. A final development plan shall not be required for accessory uses: including parking lots and areas; elevated walkways; and signs; which are in accordance with these subarea regulations.