



Sec. 7.2 MC Medical-Hospital Center (Special Purpose) District

7.2.1 Description

The MC, Medical-Hospital Center District is established to provide areas for specific medical land uses and related facilities and institutions of higher learning. District development should be planned, constructed and managed on an integrated and coordinated basis.

7.2.2 Use Regulations

Uses are allowed in the MC District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of [Sec. 3.4](#).

MC Uses		
Use	Use Standards	Definition
Commercial Uses		
Diagnostic Laboratories	P	Sec. 18.1.42
Offices	P	Sec. 18.1.121
Pharmacy	P	Sec. 18.1.139
Child care center	S	Sec. 18.1.29
Parking structure, private	S	Sec. 9.3.18 Sec. 18.1.135
Emergency care facility	P	Sec. 18.1.58
Institutional and Community Service Uses		
College or University	P	Sec. 18.1.33
Hospital	P	Sec. 18.1.82
Nursing School	P	
Dormitory	S	Sec. 18.1.45
College or University	P	Up to 12,000 square feet gross floor area Sec. 18.1.33
Residential Uses		
Elderly housing	S	Maximum density not to exceed 16 dwelling units per acre Sec. 18.1.56
Nursing home	P	Sec. 18.1.120
Utility Uses		
Public utility, major	S	Sec. 18.1.153
Public utility, minor	P	Sec. 18.1.154

7.2.3 Density/Intensity and Dimensional Standards

All development in the MC District shall be subject to the following Density/Intensity and Dimensional standards:

MC District Standards	
A. Minimum Lot Area (square feet)	
All	40,000
B. Minimum Lot Width (feet)	



Interior Lot	100
Corner Lot	100
C. Minimum Yards/Setbacks (feet)	
Front	40
Side	15 [1]
Rear	25 [1]
D. Maximum Building Height (feet)	
Residential	45
Nonresidential	45
E. Min. Zoning District Area (acres)	
	2
F. Max. Zoning District Area (sq ft)	
	None

[1] Side and rear yard setbacks that are not adjacent to other zoning districts may be reduced if it can be demonstrated to the satisfaction of the Town Council upon recommendation from the Planning Commission that the proposed setback will facilitate a structure that is harmonious and compatible with the surrounding uses within the M-C District.



Article 9 Use Regulations

9.3.18 Parking Structures (Public or Private)

Such parking facilities shall be used solely for the parking of vehicles in operating condition. No motor vehicle repair work except emergency service shall be permitted in association with such a parking facility. [Back to Top](#)

Article 18 Definitions

18.1.29 Child Care Center

An establishment which is licensed or approved to operate as a child care center in the Commonwealth of Virginia by the Virginia Department of Social Services, that enrolls two or more children under the age of 13 in a facility that is not the residence of the provider, or of any of the children in care, or 13 or more children at any location for whose care tuition, fees or other forms of compensation are charged. A child care center may include nursery schools, kindergartens. Other facilities for which the purpose is primarily educational, recreational or medical treatments that are not exempt from licensure by the Virginia Department of Social Services, and child day centers operated by religious institutions exempt from licensure are considered Child Care Centers. [Back to Top](#)

18.1.33 College or University

An institution of higher education authorized by the State to award associate, baccalaureate or higher degrees, which may include on-site student, faculty, and/or employee housing facilities. For other educational institutions refer to definition of "school." [Back to Top](#)

18.1.42 Diagnostic Laboratory

Facility for examining and testing blood, tissue, and other samples for purposes of determining the nature, condition and treatment of a disease or injury. [Back to Top](#)

18.1.45 Dormitory

A structure providing living accommodations for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery, hospital or other similar institutional use. [Back to Top](#)

18.1.56 Elderly Housing

A structure containing multi-family dwelling units where the occupancy of the dwellings are restricted to persons 60 years of age or older, or couples where either the husband or wife is 60 years of age or older and which meets the Fair Housing Amendments Act of 1988 for elderly housing. Such a structure may consist of individual dwelling units, community dining areas, common recreation areas, special support services and limited medical or nursing care. [Back to Top](#)

18.1.58 Emergency Care Facility

A facility staffed by medical professionals exclusively for short-term treatment of injury or illness on an out-patient basis. [Back to Top](#)

18.1.82 Hospital

Facility licensed and accredited by the Commonwealth of Virginia to receive in-patients and render medical and/or surgical care. "Hospital" shall include both general hospitals and institutions in which service is limited to special fields such as cardiac, pediatric, orthopedic, dermatology, chronic disease, and obstetrics. Ancillary facilities such as laboratories,



outpatient facilities, rescue squad and training facilities, pharmacies, cafeterias and emergency facilities shall be considered hospital uses as well as a heliport serving the hospital. [Back to Top](#)

18.1.120 Nursing Home

An extended or intermediate care facility licensed or approved by the Commonwealth of Virginia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves. [Back to Top](#)

18.1.121 Office

A use consisting of a building, room or group of rooms used for conducting the executive, management, or administrative affairs of a business, organization, institution, or government entity and/or for the provision of professional services. For the purpose of this Zoning Ordinance, an office use may include accessory research & development or production uses subject to meeting the performance standards specified in Sec. 9.3.17.01 of this Ordinance.

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18.1.135 Parking Structure, Private

A deck building or structure or part thereof used for the parking of vehicles, but not for the storage of such vehicles, available to the public with or without compensation, or used to accommodate clients, customers or employees. [Back to Top](#)

18.1.139 Pharmacy

An establishment offering medical appliances or prescription medicines to the public; may include retail sales of non-medical goods. [Back to Top](#)

18.1.141 Place of Worship

A structure or part thereof which is intended for organized religious services including but not limited to a church, synagogue, or temple. [Back to Top](#)

18.1.146 United States Postal Service

The public department responsible for the transportation and delivery of the mail: where mail is received, sorted and delivered and where postal materials are sold. [Back to Top](#)

18.1.153 Public Utility, Major

Public utility, major shall include the following: electric substations and other distribution centers, electrical generating plants and facilities, sewerage treatment and disposal facilities, storage facilities for natural gas, oil and other petroleum products, supply yards for any public utility, dial centers, repeater stations, water purification facilities, microwave facilities, satellite earth stations, water storage facilities and maintenance facilities incidental to any use set forth above. [Back to Top](#)

18.1.154 Public Utility, Minor

A minor public utility shall include the following: electric transformer, natural gas, water and sewer transmission, collection, distribution and metering devices; and water and sewerage pumping stations. [Back to Top](#)

18.1.156 Recreation Facility

A facility offering or providing recreational activities. A recreational facility may include, but not be limited to a tennis court, racquetball court, basketball court, swimming pool, gymnasium, exercise and weight room facilities. Recreation facilities may offer non-recreational programs for children such as after-school programs, day camps, tutoring, etc. as an accessory use, provided that such program is exempt from licensure by the Virginia



Department of Social Services as a child care center as provided by § 63.2-1715 of the code of Virginia. Recreational facilities may operate child care centers as an accessory use provided that they are licensed by the Virginia Department of Social Services as a child care center and Town of Leesburg Zoning Ordinance Sections 9.2, 9.3.4 and Section 3.4 if applicable. [Back to Top](#)

18.1.162 School, General Education

A parochial or private school giving regular instruction during a normal school year.

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18.1.168 Services, Personal

Any service wherein the primary occupation is the repair, care of, maintenance or customizing of personal properties that are worn or carried about the person or are a physical component of the person. For the purpose of this Zoning Ordinance, personal service establishments shall include, but need not be limited to, barber shops, beauty parlors, pet grooming establishments, laundering, cleaning and other garment servicing establishments, tailors, dressmaking shops, shoe cleaning or repair shops, and other similar places of business: services, personal do not include dry cleaning plants or laundries solely devoted to cleaning, processing, etc., or linen or diaper service establishments. Uses accessory to office use also include, but are not limited to, (1) Bank without drive-in facility; (2) Office supply store; (3) Newspaper stand; and (4) Eating establishment without drive-in facility. [Back to Top](#)

18.1.198 Veterinary Hospital

A facility where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.