

§ 240-18. Hospital District. [Added 11-10-1999 by L.L. No. 3-1999]

In a Hospital District the following regulations shall apply:

- A. No building or structure shall be erected, altered, remodeled, used or maintained and no lot or premises shall be used except for the following:
 - (1) A hospital or sanitarium, other than those for infectious or contagious diseases or insanity or mental diseases or liquor or drug addiction.
- B. The total building area occupied by all buildings now standing or hereafter erected in the district, whether at, above or below grade, shall not exceed 1,017,271 gross square feet of building area, nor shall the total building coverage exceed 36.2% of the entire area of the district. **[Added 11-7-2005 by L.L. No. 5-2005]**
- C. No additions, changes, modifications, alterations or improvements that will affect the footprint, height or bulk of any building may be made without the prior approval of the Board of Trustees. **[Added 11-7-2005 by L.L. No. 5-2005]**
- D. Any landscaping plan that has been approved by the Village shall be maintained in accordance therewith, and replacement landscaping shall be implemented to maintain perimeter or other screening in accordance with a Village-approved plan. **[Added 11-7-2005 by L.L. No. 5-2005]**
- E. The following shall apply to water resources: **[Added 11-7-2005 by L.L. No. 5-2005]**
 - (1) Annual consumption in the district shall not exceed 6.6 million gallons.
 - (2) Public water shall not be used for irrigation purposes.
 - (3) All water fixtures, after March 4, 2006, shall be low-flow fixtures.
 - (4) Discharge of liquid sanitary waste on site is prohibited.
 - (5) Catch basins and dry wells, as approved by the Village, shall be maintained capable of storing not less than two inches of rainfall on site, and where erosion or stormwater runoff onto neighboring properties shall exist, catch basin requirements may be modified by the Village, and the construction of new or additional catch basins or dry wells may be imposed after a public hearing before the Board of Trustees.
- F. Traffic and parking requirements shall be as follows: **[Added 11-7-2005 by L.L. No. 5-2005]**
 - (1) St. Francis Hospital shall limit employee parking exclusively to the North Garage.
 - (2) St. Francis Hospital shall maintain no fewer than 307 visitor parking spaces in the East Garage.
 - (3) Hospital facilities shall provide visitor valet-parking services for visitors who

do not use underground garage facilities.

- (4) All underground garage facilities shall have white-painted walls, and garage lighting shall be approved by the Village.
 - (5) All underground garage facilities shall be patrolled regularly by security personnel in accordance with a Village-approved plan, and shall have installed "panic button" alarms and security cameras on each level.
 - (6) Hospital facilities shall prohibit the use of the uppermost level of underground parking facilities between the hours of 9:00 p.m. and 6:00 a.m.
- G. Life-quality maintenance shall include the following: **[Added 11-7-2005 by L.L. No. 5-2005]**
- (1) All solid waste shall be bagged for disposal and deposited in closed containers that are regularly sanitized in the loading dock area and regularly removed from the premises.
 - (2) Trash receptacles shall be maintained by hospital facilities at bus stops surrounding the facility.
 - (3) Trash on campus shall be collected and disposed of daily, Mondays through Saturdays.
 - (4) Hospital facilities shall prevent odors and other air-quality deterioration from affecting surrounding public areas.
 - (5) Noise barrier walls, as required by the Village, shall be maintained.
 - (6) Exterior mechanical equipment shall be enclosed in sound-reducing enclosures, which shall be approved by the Village.
 - (7) Except for emergency deliveries of blood, medical equipment or supplies for emergency patient needs, and except for mortuary services, loading-dock activity shall be limited to weekdays between the hours of 8:00 a.m. and 4:00 p.m.
- H. The restrictive covenants, adopted October 4, 2004, and recorded in the office of the Clerk of the County of Nassau on October 5, 2004, at Liber D11854, pages 153 et seq., are herein enacted for enforcement hereunder, as if fully set forth herein at length, and a copy thereof for public review shall be maintained and available at Village Hall. **[Added 11-7-2005 by L.L. No. 5-2005]**