

## Community Facilities Zone - Private Health Services

Additional Guidance – Community Facilities Zone Standards & Guidelines – Private Health Services

Services	Service Pattern	Capacity	Required Pin Area	Setbacks	Height	Building Coverage	Car Parking Lot				Comments
							Patients Waiting Areas / places	Worker Waiting Areas/ places	Support Waiting Areas/ places	Standards	
Hospitals	General Hospital / Secondary Hospital	150 beds	25,000 m2	12m Front setback 6m side setback 10m rear setback	G+4	40%	1.3 bed	1.8 bed	1/10 beds	<p>It is recommended that parking spaces be provided in cellar 1 and, or 2 or in a multi-story building.</p> <ul style="list-style-type: none"> <li>The site is surrounded by 3 streets; one of them is a main street not less than 64 m wide and equipped with a service street.</li> <li>Provision of a special emergency entrance</li> <li>Provision of a separate entrance for workers and another one for a parking lot</li> <li>If the total parking spaces are available underground or in a multi-storey building, the total area of the required PIN area can be reviewed by studying the different cases</li> <li>Setbacks of PINs within areas with homogeneous uses (areas of concentration of public community services and urban centers)</li> <li>If a PIN is requested outside the above-mentioned areas, each case will be reviewed separately, and the setbacks will be determined.</li> </ul>	
		300 beds	40,000 m2	12m Front setback 6m side setback 10m rear setback	G+5	40%	1.3 bed	1.8 bed	1/10 beds		
		600 beds	75,000 m2	12m Front setback 6m side setback 10m rear setback	G+6	40%	1.3 bed	1.8 bed	1/10 beds		
Primary Health Care	Primary Health Care Center (A)	15 examination rooms	8,000 m2	12m Front 6m side 10m rear	G+1	40%	5 places / 100 m <sup>2</sup> GFA		Up to 50% of the total number of underground parking spaces can be provided*	<ul style="list-style-type: none"> <li>The site is surrounded by two streets, one of them is a main street not less than 40 m wide and equipped with a service street</li> <li>Provision of a special emergency entrance</li> </ul>	

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	Primary Health Care Center (B)	30 examination rooms	17,000 m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	5 places / 100 m <sup>2</sup> GFA		<ul style="list-style-type: none"> <li>Health centers can be provided in a multi-use building (each case is examined separately)</li> </ul>
	Primary Health Care Center (C) and Physical Care Center	45 examination rooms	25,000 m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	5 places / 100 m <sup>2</sup> GFA		
Specialty Centers	Diagnosis center	30 examination and diagnosis rooms	12,000 m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	4.5 places / 100 m <sup>2</sup> GFA	Up to 50% of the total number of underground parking spaces can be provided*	<ul style="list-style-type: none"> <li>The site is surrounded by two streets, one of the them is a main street not less than 40 m wide and equipped with a service street</li> <li>Provision of a special emergency entrance</li> <li>Health centers can be provided in a multi-use building (each case is examined separately)</li> </ul>
	Diagnosis and Treatment centers	30 examination, diagnosis, treatment rooms	18,000m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	4.5 places / 100 m <sup>2</sup> GFA	Up to 50% of the total number of underground parking spaces can be provided*	



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Medical Care of a Special Nature	Long-term health care	Capacity of 60 beds	20000m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
	Mental Health Care	Capacity of 60 beds	25000m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
	Rehabilitation health care	Capacity of 60-100 beds	35000m <sup>2</sup>	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
Medical Clinic		Four Examination and diagnosis rooms	1000m <sup>2</sup>	12m Front setback 4m side setback 10m rear setback	G	50%	5 places / 100m <sup>2</sup>				

