ZONING INTERPRETATION RECORD

Subject of Interpretation:
Requirements for a Juice bar in Medical Office Building

Zoning Ordinance Section Number:
N/A

Title of Section:
N/A

Cause for Interpretation:
The applicant asked about the placement of a juice bar inside a medical office building. Among the services offered within the building are medical outpatient procedures. A waiting room has been included in the building design to accommodate family and friends while the medical procedures take place. The juice bar would be located adjacent to the waiting room. They also indicated that the juice bar would serve patients and employees, and will not be advertised to the public. No signage or other graphics would be displayed on the outside of the building. Seating specific to the juice bar is not part of the plan, although seating will be available nearby.

Interpretation:
The point of concern is the whether the juice bar constitutes a restaurant land use. Because the medical office site is zoned O-S, Office Service, a restaurant is not a permitted use. In this circumstance however, the placement of a juice bar in the medical building may be considered an accessory use. It would be analogous to placing a vending machine in a hallway. Therefore, the juice bar may be placed at this site, provided the operation and management of the bar complies with the limitations listed above.