

Chapter B-Zoning Ordinance

Article II-Zoning Districts, Official Zoning Maps and Uses

2-5.42 LIFE CARE COMMUNITY

Use conditions and approval requirements for a planned residential development shall apply to a Life Care Community except in Institutional and Public Zoning.

(A) Purpose

The purpose of life care communities within Institutional and Public Zoning districts is to provide the opportunity for transitional residency and care of persons aged fifty-five years or older and/or handicapped as opportunities arise to add to existing senior living facilities under current or separate ownership.

(B) Size

The property shall be contiguous and contain a minimum of 15 acres of either life care community, nursing care institution or congregate care facilities by use under the IP zoning district.

(C) Maximum Density

Senior Independent living facilities within a life care community shall have a maximum density of 18 units per acre and shall only be allowed as part of a special use rezoning application.

(D) Development Standards

1. All senior living facilities shall not be greater than three-stories except when adjacent to single family residential zoning where units shall not be greater than two stories. Building elevations shall be residentially scaled.
2. Future facilities shall provide direct pedestrian access to all existing facilities and if possible from topography perspective provide vehicular access connections. If a site cannot provide vehicular access the developer shall provide a certified letter from a licensed engineer on why the connection cannot be completed.
3. The development shall provide 25% of the total parcel as common open space
4. Development adjacent to single family residential shall provide 40' undisturbed buffer along any property line that abuts without an intervening public right-of-way.
5. Development shall be required plantings that meet Type II bufferyard requirements in addition to any undisturbed requirements to single family residential development not included as part of the life care community.
6. Any development proposed shall be limited 70% impervious coverage
7. All other unified development standards shall apply
8. A traffic impact analysis shall be required for all life care communities under this section

Section 3. Approved this ____ day of _____.

Attest:

Nickolas B. Nelson, Mayor

Lisa Shortt