

SECTION XIX – SENIOR RESIDENTIAL COMMUNITY R-5

(All sections 9/2/1999 unless otherwise noted.)

- 19.01 DEFINITION AND INTENT: This section of the Zoning Resolution intends to provide for residential opportunities and to control and regulate the use, density, bulk, ground coverage, circulation and buffering and screening to promote orderly development within the R-5 Residential District while minimizing disturbances and impacts on adjacent properties. A Senior Residential Community is defined as a self-contained development for individuals fifty-five (55) years of age and older, or for individuals less than fifty-five (55) years of age when residing with a spouse or sibling fifty-five (55) years of age or older, which offers a full range of living options, including independent living units; assisted living units; and rest home facilities on a large site within a campus-like setting. For the purposes of this Section, a dwelling unit shall be defined as either: one (1) independent living unit, one (1) congregate and/or assisted living unit or one (1) nursing or rest home bed.
- 19.02 PERMITTED USES: In a Senior Residential Community, no land, building or premises shall be used, and no building or part thereof shall be erected, constructed, enlarged, altered, arranged or designed to be used, in whole or in part, except for one or more of the following uses:
- A. Single detached or attached independent dwelling units to be occupied exclusively by up to a maximum of three (3) individuals age fifty-five (55) years or older, or for individuals less than fifty-five (55) years of age when residing with a spouse or sibling fifty-five (55) years of age or older. Independent dwelling units can be apartments, cottages, cluster homes and single family homes, and come in many different types and sizes: studio, one-bedroom, two-bedroom and larger units. Residents live in independent living units and are independent in their daily activities. As a convenience to the residents of these units, a variety of services may be provided (i.e., meals, housekeeping, laundry service), as well as some assistance or nursing care in the form of home health services. Wellness programs, health education, nursing advice, physician services, podiatry, dental care, pharmacy services and various types of therapy are often available.
 - B. Attached congregate and/or assisted living dwelling units to be occupied exclusively by up to a maximum of three (3) individuals aged fifty-five (55) years or older, or for individuals less than fifty-five (55) years of age when residing with a spouse or sibling fifty-five (55) years of age or older. Assisted living units are also referred to as personal care or residential care units. Such assisted living units can be separate multi-unit buildings or located in a separate wing of a building. Assisted living services may be provided to the residents of these units.
 - C. Nursing or Rest Home providing any level of non-skilled and/or skilled care to be occupied exclusively by one (1) or more individuals aged fifty-five (55) years or older. Short-term and long-term nursing care such as rehabilitative and round-the-clock nursing services may be provided in an infirmary or nursing facility.
 - D. These permitted uses provide for a mix of housing types. However, the amount of each housing type or dwelling shall not be less than nor greater than the percentages by housing type as listed below in relation to the overall development plan types of housing:
 1. Single detached or attached dwellings:
Minimum: ten percent (10%)
Maximum: forty percent (40%)
 2. Attached congregate and/or assisted living dwellings:
Minimum: twenty percent (20%)
Maximum: fifty percent (50%)
 3. Nursing or rest home:
Minimum: ten percent (10%)
Maximum: sixty percent (60%).

- 19.03 **ACCESSORY USES:** Any accessory use shall only exist as a subordinate part of a main building and the accessory use shall be customarily incidental to the conduct of the primary, or main use of the building. There shall be no external signage for and/or on buildings containing such accessory uses.
- A. Restaurant and/or coffee shop for use by residents, staff and guests.
 - B. Convenience store, barber shop, beauty shop, laundry, dry cleaner, drug store and/or other specifically approved services for the use by residents and staff.
 - C. Infirmary or other medical facilities for the residents of the community only as an accessory use to assisted or nursing care facilities.
 - D. Indoor and/or outdoor recreational facilities.
 - E. Meeting and/or social rooms or areas.
- 19.04 **MINIMUM LOT AREA:** A Senior Residential Community shall be developed on a single site under common ownership and contain a minimum of fifty (50) acres.
- 19.05 **MINIMUM LOT WIDTH:** No building shall be located upon a lot having a width less than five hundred (500) feet at the building setback line and having a frontage on a dedicated road right-of-way less than one hundred (100) feet.
- 19.06 **SETBACK BUILDING LINE:** No building or structure, except steps or uncovered porches less than ten (10) feet in width, shall be erected or constructed less than one hundred thirty (130) feet from the centerline of any road or street upon which it fronts or one hundred (100) feet from the road right-of-way sideline whichever is greater.
- 19.07 **SIDE AND REAR YARDS:** Every building or structure shall have a rear and side yard clearance of one hundred (100) feet from any property line, which space shall remain open and unoccupied.
- 19.08 **MAXIMUM DENSITY:** Each dwelling unit and/or nursing care bed shall require a minimum of four thousand, two hundred and fifty (4,250) square feet of land area to a maximum total of five hundred (500) dwelling units and/or nursing care beds.
- 19.09 **LOCATION:** No Senior Residential Community shall be located within one (1) mile of another Senior Residential Community as measured by straight line distance from the closest property line of each parcel.
- 19.10 **MAXIMUM HEIGHT OF BUILDINGS:** No building or structure shall be erected or maintained in excess of thirty-five (35) feet in height as measured from the average established grade to the roof peak, except church spires, belfries, clock towers, wireless towers, scenery lofts or other mechanical appurtenances erected upon and as an integral part of such building.
- 19.11 **LANDSCAPING AND BUFFERING:** A visual screen consisting of plant material, earth mounds, fencing, or any combination thereof shall be provided when any such Senior Residential Community building or parking area is located at or near the side or rear setback line abutting any residential district. Such visual screen shall be a minimum of four (4) feet in height and be of sufficient density to prevent vehicle headlights from shining onto neighboring residentially zoned properties.
- 19.12 **PARKING REQUIREMENTS:**
- A. For single detached or attached independent living dwelling units, attached garages shall provide three (3) spaces for every two (2) single detached or attached independent living dwelling units constructed. In addition, one (1) uncovered visitor parking space shall be provided for every single detached or attached independent dwelling unit.
 - B. For every attached congregate or assisted dwelling unit, one (1) uncovered space for each dwelling unit shall be provided. In addition, one (1) uncovered visitor parking space for every two (2) attached congregate or assisted living dwelling units shall be required.

- C. For nursing or rest home facilities, one (1) parking space shall be provided for every two (2) beds.
- D. All parking shall further conform to the applicable requirements set forth in Section 29 of this Resolution.
- E. In order to preserve green space in and reduce runoff from Senior Residential Community sites, uncovered parking spaces may be banked in conformance with the following provisions:
 - 1. All uncovered parking spaces as required in Paragraphs A through D above shall be designated on the site plan.
 - 2. All other site plan features related to the required number of uncovered parking spaces (grading, drainage appurtenances, access drives, etc.) shall be designated on the site plan.
 - 3. A developer of a Senior Residential Community shall construct the proportionate number of required uncovered parking spaces at the commencement of construction on the Senior Residential Community should the project be built in phases. The proportionate number of required uncovered parking spaces to be built by phase shall be determined by dividing the number of required un-covered parking spaces by the total number of phases.

19.13 SIGNS: All signs shall conform to the requirements listed under Section 30.02 of this Resolution.

- A. A planter type sign shall be permitted at each entrance to a Senior Residential Community. Such signs shall not exceed eight (8) feet in height and forty (40) square feet per sign face. Only two (2) parallel sign faces shall be permitted, which may be externally lit provided the beam and illumination therefrom shall not be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises.
- B. A planter type identification sign, interior to a Senior Residential Community to identify each distinct and separate residential area shall be permitted. Such signs shall not exceed five (5) feet in height and twenty (20) square feet per sign face. Only two (2) parallel sign faces shall be permitted, which may be externally lit provided the beam and illumination there from shall not be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises.
- C. A wall sign shall be permitted for each of the attached congregate and/or assisted living dwelling unit buildings and the nursing or rest home uses in a Senior Residential Community. Such wall signs shall not exceed one and one-half (1-1/2) feet in height and thirty (30) square feet in area. Wall signs shall consist of individual letters affixed directly to the wall of the building.
- D. For the purposes of this Section, the area of a sign is defined as the area of a panel or structure available for the display of the information or the area within the smallest single rectangle enclosing all information displayed.

19.14 APPLICATION AND APPROVAL: At the time of application for a Senior Residential Community, the applicant shall include the following information:

- A. Ten (10) copies of the site plan, which shall include:
 - 1. Site topography at two (2) foot contour intervals of the property to be utilized for the Senior Residential Community.
 - 2. The location of all existing and proposed buildings on the property to be utilized for the Senior Residential Community.
 - 3. Vehicular and pedestrian traffic patterns, including ingress and egress.
 - 4. Designated parking areas, including lighting and screening.
 - 5. All property lines.
 - 6. The location of structures on abutting properties.

7. Drainage patterns and any and all drainage appurtenances.
 8. Location and purpose of all easements.
- B. Independent of the site plan and required information thereto, the following information shall also be provided for the subject property of the Senior Residential Community:
1. Deed restrictions and protective covenants.
 2. Traffic impact analysis.
 3. Drainage, soil and water impact analysis, including wetlands delineation.
 4. Environmental impact analysis.
 5. Construction schedule.
 6. Economic impact analysis.

19.15 SAFETY/INSPECTION:

- A. All construction shall comply with the requirements of the BOCA, National Fire Prevention Code and any amendments thereto and all other applicable safety codes.
- B. Inspection, for the purpose of fire safety, shall be conducted by the Concord Township Fire Department prior to occupancy by residents and shall be conducted a minimum of one (1) time per calendar year thereafter. Owners shall display proof of such inspection and compliance in a conspicuous place.
- C. A floor plan designating present location, exits and evacuation routes shall be posted in each room of the assisted living dwelling units and the nursing/rest home rooms in a conspicuous place.
- D. An electric alert/call system shall be available in each bedroom and bathroom to enable residents' staff to obtain assistance when necessary
- E. Where applicable, a food service license shall be obtained. Owners shall display proof of such licenses, inspection and compliance in a conspicuous place.
- F. The owner/developer of a Senior Residential Community shall provide an ambulance on site, or contract with an ambulance service, to provide the primary response for medical emergencies. The Township shall provide supplemental medical emergency response and primary fire response.

19.16 AREAS ZONED R-5 BY AMENDMENT: On file in the Zoning Office, Concord Town Hall.