

CHAPTER 1271

“R-3-A” (MULTI FAMILY RESIDENTIAL- SENIOR CITIZEN-1)

1271.01 PURPOSE:

The “R-3-A” (Multi Family Residential –Senior Citizen) zoning district has been established to provide a broad range of residential living opportunities within a campus-like setting, being specifically planned and designed to accommodate individuals of at least fifty (50) years of age.

1271.02 PERMITTED USES:

- A. Single and/or attached independent living units to be occupied exclusively by one or more individuals aged fifty (50) or over;
- B. Attached residences generally known as congregate housing and/or assisted living to be occupied by one or more individuals aged fifty (50) or over;
- C. Residential nursing home, provided that such use is planned and approved in conjunction with independent living units, and assisted living units as permitted above. The number of beds provided with such residential nursing home shall not exceed twenty-five percent (25%) of the total number of independent and assisted living units provided within the Senior Citizen Residential development;
- D. Accessory Uses, as designated below, where necessary for the comfort, convenience, and primary use of residents, employees, and visitors in the permitted buildings, and only as approved by the City Planning Commission, and confirmed by City Council:

1. Restaurant and/or coffee shop, for the use of residents, staff, and guests;
 2. Convenience store, barber shop, laundry, dry cleaner, drug store and/or other specifically approved service uses;
 3. Infirmary or other medical care facilities for the residents of the development, but only as an accessory use to assisted or nursing care facility;
 4. Indoor and/or outdoor recreational facilities;
 5. Meeting and/or social rooms or areas.
- D. Any other accessory use immediately and exclusively accessory to a use permitted on the site, including automobile parking facilities; central heating, air conditioning and maintenance facilities wholly enclosed within a permitted building; utilities, mechanical equipment and/or storage facilities wholly enclosed within a permitted building as necessary for the proper functioning of permitted uses.

1271.03 DEVELOPMENT STANDARDS:

A. LOT REQUIREMENTS:

1. **MINIMUM PROJECT AREA:** Any proposed “R-3-A” (Multi-Family Residential - Senior Citizen) development shall consist of at least twenty five (25) acres of contiguous property under single ownership
2. **MAXIMUM/MINIMUM PROJECT DENSITY:** The maximum site density within a “R-3-A” development shall not exceed twenty five (25) dwelling units per acre. Neither shall less than one thousand (1,000) square feet of land area be provided per each proposed nursing care bed.
3. **MINIMUM GREEN SPACE:** At least thirty percent (30%) of the total project site shall be reserved as green space

B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACKS:

- A. **INDEPENDENT LIVING UNITS (SINGLE AND/OR ATTACHED -** No independent living unit (single and/or attached) shall be located closer than one hundred (100) feet to any front street right of way line.

B. CONGREGATE CARE FACILITIES, ASSISTED LIVING FACILITIES,

RESIDENTIAL NURSING HOMES, AND ACCESSORY USES - No congregate care facility, assisted living facility, residential nursing home, or accessory use exclusive of parking, shall be located closer than two hundred (200) feet to any front street right of way line.

2. **MINIMUM SIDE YARD SETBACK:** No building shall be located closer than seventy-five (75) feet to any interior side property line, nor closer than one hundred (100) feet to any side street right of way line.
3. **MINIMUM REAR YARD SET-BACK:** No building shall be located closer than seventy-five (75) feet to any interior rear property line, nor closer than one hundred (100) feet to any rear street right of way line.

4. **MAXIMUM HEIGHTS:**

A. **INDEPENDENT LIVING UNITS (SINGLE AND/OR ATTACHED** - No independent living unit (single and/or attached) shall exceed a height of thirty five (35) feet above the existing grade, nor shall any structure exceed two and one-half (2 ½) stories.

B. **CONGREGATE CARE FACILITIES, ASSISTED LIVING FACILITIES, RESIDENTIAL NURSING HOMES, AND ACCESSORY USES** - No congregate care facility, assisted living facility, residential nursing home, or accessory use permitted herein, shall exceed a height of fifty (50) feet above the existing grade. However, elevator housings, or other roof top mechanical equipment may extend to a height of not more than fifteen (15) feet above the top of any building, provided that they are substantially set-back from all main building walls, and are designed as an integral part of the building or are otherwise enclosed with similar architectural treatment as the main building walls.

5. **MINIMUM EXTERIOR WALL WIDTH** – No overall dimension of any side of a principle residential structure shall be less than thirty (30) feet.

6. **MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES** - No principal structure shall be located closer than fifteen (15) feet to any other principal structure on the same or an adjacent lot.

C. **OUTDOOR RECREATION AREA SET-BACKS:**

1. **MINIMUM SET-BACK FROM PUBLIC STREETS:** No accessory outdoor recreation area shall be located closer than one hundred (100) feet to any public street right of way line.

2. **MINIMUM SIDE YARD SET-BACK:** No accessory outdoor recreation area shall

be located closer than fifty (50) feet to any interior side property line.

3. **MINIMUM REAR YARD SET-BACK:** No accessory outdoor recreation area shall be located closer than fifty (50) feet to any interior rear property line.

D. PARKING AREA SET-BACKS:

1. **MINIMUM SET-BACK FROM PUBLIC STREETS -** No open air parking area shall be located closer than one hundred (100) feet to any public street right of way line.
2. **MINIMUM SIDE YARD SET-BACK:** No open air parking area shall be located closer than fifty (50) feet to any interior side property line.
3. **MINIMUM REAR YARD SET-BACK:** No open air parking area shall be located closer than fifty (50) feet to any interior rear property line.

1271.04 PARKING REQUIREMENTS:

Parking shall be provided in accordance with Section 1287.07 and 1288.02 of this code except as follows:

- A. **REQUIRED PARKING PROVISIONS FOR INDEPENDENT LIVING UNITS (SINGLE AND/OR ATTACHED):** Two (2) parking spaces shall be provided for each dwelling unit, of which at least one (1) parking space shall be enclosed.
- B. **REQUIRED PARKING PROVISIONS FOR CONGREGATE CARE AND/OR ASSISTED LIVING UNITS:** One (1) parking space shall be provided for each unit.
- C. **REQUIRED PARKING PROVISIONS FOR NURSING CARE FACILITIES:** One (1) parking space shall be provided for each two (2) beds.

1271.05 LANDSCAPING AND SITE BUFFERING REQUIREMENTS:

- A. **LANDSCAPING REQUIRED:** All landscape provisions including grassed yards, woods, natural vegetation, lakes, and proposed landscaping shall be designated on the site plan for the project and shall be subject to Planning Commission review and approval.
- B. **LANDSCAPE MAINTENANCE AGREEMENT REQUIRED:** Proposed

condominium agreements, or other evidence shall be submitted to the Planning Commission indicating that adequate provisions have been made to insure the future maintenance of all landscape amenities.

- C. SITE BUFFERING REQUIRED:** A site buffer shall be required for any parking areas that are located within the minimum side or rear yard setback of a building and which are contiguous to any other residential zoning district. Such buffer shall consist of plant materials, or a combination of plant materials and earth mounds, and shall completely screen the neighboring properties view of the parking area.

1271.06 APPLICATION REQUIREMENTS:
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In addition to any information required under the site plan review requirements for multi-family projects specified within this code, all applications for the review of a proposed Multi Family Residential-Senior Citizen project shall include the following information:

- a) Letter summarizing the scope of the project;
- b) Site plan, drawn to scale, indicating the location, type and use of buildings and structures, the use and division of all land, topography, the location of structures on surrounding properties, circulation system for vehicles, pedestrians, other public ways, and the parking and service system. The site plan shall include a table designating the total number of acres in the project; total green space, number and percentage of dwelling types and non-residential uses, including streets, parks, existing highway easements, and permanent utility easements.
- c) Architectural drawings of buildings and other structures, including signs.
- d) Landscaping/utility plan, indicating the grading and planting plan, site buffering, existing wooded areas, the disposal of sanitary waste and storm water, recreational and other open space, and other land features.
- e) Landscape Maintenance Agreement
- f) Erosion control and storm water management measures.
- g) Environmental Impact Evaluation, as required by the Planning Commission and/or City Council, and any other data the Planning Commission and/or City Council may decide is necessary to determine compliance with the regulations herein.
- h) The substance of any covenants, deed restrictions, grants of easements, condominium agreements, or the restrictions proposed to be imposed upon the use or maintenance of land and buildings.
- i) A construction schedule and cost estimates, including stage construction time and cost estimates for the project.