

ARTICLE H. SENIOR HOUSING OVERLAY DISTRICT

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13-6H-1: PURPOSE AND INTENT:

The purpose of the Senior Housing Overlay District (SHO) is to establish locations for the development of appropriate living arrangements, both assisted and independent, including independent elderly housing, nursing homes, convalescent centers and assisted living centers or similar uses as interpreted by the Planning Commission for residents fifty five (55) years and older. The SHO District provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO District promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers. This overlay zone is not intended for hospitals, clinics, health care centers, or like uses. (Ord. 11-03, 2-9-2011; amd. Ord. 17-24, 5-24-2017)

13-6H-2: ESTABLISHMENT:

The Senior Housing Overlay District applies standards in addition to the established standards of the underlying zoning district in this title. When the standards found within the underlying and overlaying zoning districts are in conflict, the standards located within the SHO District shall apply. The SHO District is designated on the zoning map by affixing the suffix "SHO" in parenthesis after the underlying zoning district in which the overlay is located, i.e., PC (SHO). (Ord. 11-03, 2-9-2011)

13-6H-3: SENIOR HOUSING OVERLAY BOUNDARIES:

A. Properties located within the following zoning districts shall be eligible for the SHO District zoning subject to the permitted and conditional use tables associated with the specific underlying zoning district:

1. R-2 (Two-Family Residential), R-3 (Multi-Family Residential) and R-M (Mobile Home Residential) Zones;
2. The PC (Planned Community) and PRD (Planned Residential Development) Zones;
3. The LSFR (Low Density Single-Family Residential), MFR (Medium Density Multi-Family Residential) and the HFR (High Density Multi-Family Residential) Zones within the west side planning area; and
4. The P-O Professional Office Zone.

B. The SHO District shall not be applied to any specific property until a rezone application has been approved by the City Council which affixes the overlay district suffix onto the properties underlying zoning designation. (Ord. 11-03, 2-9-2011; amd. Ord. 17-24, 5-24-2017)

13-6H-4: OUTDOOR RV, MOTOR HOME, TRAILER AND BOAT STORAGE FOR RESIDENTS OF A SENIOR HOUSING DEVELOPMENT:

A. In addition to the accessory use criteria found within this title, outdoor RV, motor home, trailer and boat storage for residents of a senior housing development shall be subject to the following standards:

1. Parking shall be limited to recreational vehicles, motor homes, trailers and boats owned by residents of the senior housing community. The storage area may not be rented out to nonresidents or be utilized as a "warehouse, self-service storage" facility.
2. All RVs, motor homes, trailers and boats stored at the site shall be in operable condition and if required, currently licensed. The storage of inoperable vehicles, trailers or boats is prohibited.

3. All RVs, motor homes, trailers and boats shall be parked within designated parking spaces.
4. RVs, motor homes, trailers and boats stored on the property shall not be used as a residence.
5. The storage area shall be fully screened by an opaque fence of durable material which is at least six feet (6') in height.
6. Landscaping shall be provided along all street frontages, at a depth of at least ten feet (10'), and shall include trees planted on at least thirty foot (30') centers. All landscaping shall meet the requirements of chapter 13 of this title.
7. Vertical curb walls shall be provided along the periphery of the parking lot to facilitate storm drainage and act as wheel stops for all recreational vehicles, motor homes, trailers and boats stored at the site. (Ord. 11-03, 2-9-2011)

13-6H-5: DENSITY:

A. Density:

1. The density allowed within the SHO shall be the same as found within the underlying zone, and subject to any density bonuses allowed within the underlying zoning district. The dwelling unit density in the Professional Office (P-O) Zoning District shall be established by the City Council as part of the development plan approval process.
2. For facilities which contain beds for residents rather than dwelling units, such as a convalescent care center or a mental health care facility for elderly persons, the maximum number of beds in these types of facilities shall not be restricted, but shall be subject to State Code requirements and compliance with all lot area, lot width, height, design, parking, landscape and other development standards as found in this title and the approved preliminary development plan. (Ord. 11-03, 2-9-2011; amd. Ord. 17-24, 5-24-2017)

13-6H-6: OCCUPANCY RESTRICTIONS:

A. The SHO District provides living arrangements specifically designed for the needs of senior persons. To qualify as senior housing, the following conditions shall be met:

1. The units are restricted to a maximum unit size of two (2) bedrooms;
2. The units are intended for, and to be occupied by, at least one (1) person fifty five (55) years of age or older per unit.
 - a. A unit may be occupied by the surviving member(s) of a household, regardless of age, if the fifty five (55) years of age or older qualifying person has passed away, provided the surviving member(s) was a resident of the unit at the time of that qualifying person's death;
3. A unit may be occupied by the management, medical, or custodial personnel, and his/her immediate family.

B. A homeowners' association shall be established for developments containing owner occupied units to ensure the maintenance of buildings, open space, recreational facilities and other common areas. (Ord. 11-03, 2-9-2011)

13-6H-7: LOT AND BULK STANDARDS:

A. Lot and bulk standards shall be the same as the underlying zoning district. (Ord. 11-03, 2-9-2011)

13-6H-8: DESIGN AND MATERIALS:

A. Design Review Committee: All senior housing developments shall be reviewed by the Design Review Committee and meet the requirements of sections 13-7B-6 and 13-10-2 of this title.

B. Design And Materials: All detached single-family buildings shall comply with the masonry requirement found in subsection 13-5B-6A of this title. All attached and multi-family buildings shall incorporate durable materials with sound architectural designs. Building architecture shall incorporate appropriate fenestration and articulation that breaks up large flat walls and creates an inviting residential character. Four (4) sided architecture and facade details specific to a particular architectural style shall be incorporated. (Ord. 11-03, 2-9-2011)

13-6H-9: LANDSCAPING:

A. The amount of landscaping area to be set aside shall be the same as the underlying zoning district.

B. Diversity in the design and use of common open space and/or outdoor recreational facilities is encouraged, but at a minimum, common areas shall meet the following requirements:

1. Common open space and/or outdoor recreational facilities shall be interspersed within the development to allow for easy and convenient access to all residents;
2. Common open space and/or outdoor recreational facilities shall be located within close proximity to the entrance of a building or buildings and accessed by a paved walkway;
3. A central gathering area, such as a courtyard or plaza, shall be provided;
4. Site furniture shall be installed in open space and recreational areas, including benches. Where possible, locate seating around those areas with a balance of sun and shade exposure to take advantage of changing seasons. These areas should take advantage of views or be located near activity centers of the site;
5. Common open space and/or outdoor recreational facilities shall be designed to create an environment that limits pedestrian interaction with motor vehicles and shall be partially surrounded by the proposed residential buildingscape, various landscape elements and architectural amenities that enrich the residents' experience and create a stronger sense of

place.

C. Site landscaping shall follow the tree requirements for multi-family developments and the buffer yard and parking lot landscaping standards as outlined in chapter 13 of this title. Active and independent adult communities developed as single-family or two-family housing shall follow the specific landscaping standards for single-family and two-family developments as outlined in chapter 13 of this title. (Ord. 11-03, 2-9-2011)

13-6H-10: SAFETY REGULATIONS:

A. Housing shall be specifically designed for seniors and include facilities generally associated with the needs and interests of seniors. Universal design or "aging in place" design is a method of design that seeks to create development that can be used by persons of varying levels of physical condition. These design concepts are encouraged to be included in all developments, in addition to those design elements listed in subsection B of this section. Design concepts which may be incorporated into the project include, but are not limited to, no step building and unit entries, nonslip surface flooring, wheelchair accessibility throughout project and units, grab bars or walls built for later installation of grab bars, lever handle type doorknobs, or emergency signal systems.

B. The following elements shall be incorporated into all SHO district developments:

1. Wherever steps are located, ramps or elevators shall be provided in addition;
2. Provide adequate lighting throughout the dwelling unit and grounds;

3. Pedestrian walkways shall be provided adjacent to streets and drive aisles where buildings are also located adjacent to the street and drive aisle. The pedestrian walkways shall also connect all building/unit entrances with other buildings, recreational facilities, common areas, mailboxes, parking facilities, adjacent transit stops and public sidewalks. Walkways shall be of a material which is easily traversed by those who may have mobility issues. (Ord. 11-03, 2-9-2011)

13-6H-11: FINDINGS FOR APPROVAL:

The following findings for approval shall be found when approving a site plan for a development in the SHO district:

A. The proposed senior housing is consistent with the intent of the goals and policies of the general plan;

B. Residential occupancy shall be limited to senior citizens fifty five (55) years of age or older and their immediate families;

C. The proposed senior housing development will not adversely impact the existing neighborhood and the land uses in the underlying district;

D. The design and site planning of the use will provide a convenient and functional living, social, or civic environment for residents and will be planned as one integrated land use rather than as an aggregation of individual and unrelated buildings or uses;

E. The housing is specifically designed for seniors and includes facilities generally associated with the needs and interests of seniors. Such facilities may include common meeting and recreation facilities, central dining facilities, laundry rooms, convenience and support facilities, emergency signal systems, adequate exterior lighting for security, ramps, walkways and other provisions required by senior persons. (Ord. 11-03, 2-9-2011)

13-6H-12: DEVELOPMENT PLAN REQUIREMENTS:

A. Development Plan: A development plan is to be prepared for each proposed development (or phase) within the senior housing overlay zone. The development plan shall provide pertinent information relative to public improvements, density, universal design concepts being utilized in the development, development standards and compliance therein, and design criteria.

B. Development Plan Review: The steps outlined in section 15-3-8 of this code shall be followed in connection with applications for approval of a development plan, along with the required fees and other specific processes required by this code to complete a specific project.

C. Development Plan Submittal Requirements: A developer seeking city approval of a development plan shall follow the submittal requirements as outlined in title 13, chapter 7, article I. (Ord. 11-03, 2-9-2011; amd. Ord. 22-13, 5-11-2022)

13-6H-13: GENERAL PROVISION:

A. Garage Required: Every single-family, detached or attached, and two-family dwelling unit within the SHO shall have a fully enclosed attached or detached two (2) car garage.

B. Parking: All uses in the SHO district shall comply with the provisions governing off street parking in chapter 12 of this title.

C. Signs: All signs in the SHO district shall comply with the provisions governing signs in this title and in title 12 of this code. (Ord. 11-03, 2-9-2011)