

Senior Housing

Definition for Article II.

Senior Housing: Housing arrangement, within the Lyme Common Zoning District (or +?), designed exclusively for seniors as set forth in Article XIII and permitted through Site Plan Review under section 12.10.

Modify Table 4.1 (See Below)

Article XIII Senior Housing.

Senior Housing shall be allowed in the Lyme Common Zoning District. The objective of Senior Housing is to provide housing that is suitable for the needs of an aging population that will facilitate independent living with an emphasis on safety, accessibility and the opportunity for integration into the social fabric of the District. Senior housing shall be of such of such design and layout so as to be harmonious and consistent with the present character of the neighborhood.

A senior Housing development must meet all the requirements for a Site Plan Review under section 12.10 as well as the following criteria:

- a) Senior Housing developments may be mixed use. All uses must be permitted uses in the Lyme Common Zoning District. (Combine a & f?)
- b) All residential units will be limited to two residents where one resident must be age 62 or older; or three if the third resident is a caregiver of at least 18 years of age.
- c) Residential units may be no larger than 1,200 square feet and shall have an average size of no greater than 900 square feet.
- d) Common areas and garage space may be allowed and shall not be counted as residential unit square footage.
- e) Dimensional Controls: Lot coverage, building footprint, property and road setbacks and gross floor area shall be established by the Planning Board through Site Plan Review, based on the character of the land and neighborhood; the objectives of Article XIII, the adequacy of the soils to support on-site wastewater disposal and wells; safety of access and traffic circulation; and other issues relating to the future use and enjoyment of the property. The maximum gross floor area and building footprint shall not exceed 12,000 square feet.
- f) In no instance shall the maximum number of (senior residential) units exceed 10.
*Mixed use %'s unresolved. 80/20 if one one floor? 50/50 if on 2 floors? If there is mixed use involved, maximum is still 10 units. Non-residential use limited to low impact

uses. Parking and septic loading implications? When practical, Sr. Housing units should be located on the ground floor.

- g) A minimum of 1 and 1/2 parking spaces per dwelling unit shall be provided. All parking spaces must be off street, but with direct access thereto. No parking spaces shall be located within the front setback.
- h) Any existing building or structure abutting or directly across from the Lyme Common or the Little Lyme Common may be developed as senior housing under Article XIII solely through conversion.
- i) All Senior Housing must comply with applicable HUD and ADA requirements.
- j) The owner of a senior housing building or unit is responsible for supplying proof of residents' ages to the Town. The Selectboard shall be responsible for enforcement and must take action within 14 days of a violation of this Article.

Unresolved:

- * Mixed use %'s, etc. (see f) above.
- * Restriction of residential units to first floor.
- * Single ownership.
- * Multiple buildings
- * Allowing existing mixed use or business use to "add on" senior housing units only.
- * Do we need to address conversions re: 4.46?
- * Sr. Housing District = LCZD or LCZD+ ?
- * Town Counsel - HUD & ADA language
- * If the Article passes, consider changing SPR to recommend informal meeting and require preliminary hearing.

5.13 C (Amended)

- C. Property line setbacks are provided in Table 5.1. In the Lyme Common and Lyme Center Districts, minimum road setbacks for new buildings, additions to existing buildings or replacements of existing buildings shall be no less than the median setback of the five closest buildings on the same side of the street. The minimum set

backs shall not be reduced except in accordance with the provisions of Section 8.20 and Article XIII, Senior Housing.

5.14 D (amended in bold)

- D. except as otherwise permitted by special exception in connection with lot size averaging subdivisions (Section 5.11); planned development (Section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25); **Senior Housing (Article XIII).**

5.15 E (amended in bold)

- E. except as otherwise permitted by special exception for lot size averaging subdivisions (section 5.11 D); planned developments (section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25); **Senior Housing (Article XIII)** and

5.16(amended in bold) (NOTE I believe that there is an omission in this section and I have added an additional correction for Planned development, But I feel it should be moved to section 4.49)

5.16 Gross Floor Area. Gross Floor Areas are provided in Table 5.1. **For Planned Development** the maximum gross floor area shall be determined by the Planning Board and shall not exceed 14,000 square feet per each lot that would be available to the applicant if the property were subdivided into the maximum number of lots which could be created in a subdivision meeting all of the requirements of the Lyme Subdivision Regulations and this ordinance. Only the principal building in Skiing Facilities Use shall be subject to a maximum gross floor area limitation of 18,000 square feet. For all other uses in the Skiway District, the maximum gross floor area shall be 14,000 square feet.

Gross Floor Area for senior housing shall be determined by the Planning Board through Site Plan Review based on the character of the land and neighborhood; the adequacy of the soils to support on-site wastewater disposal and wells; the objectives of Article XIII; safety of access and traffic circulation.

Table 4.1

	L y m e C e n t e r	L y m e C o m m o n	C o m m e r c i a l D i s t r i c t	R u r a l D i s t r i c t	E a s t L y m e	S k i w a y	M o u n t a i n & F o r e s t	H o l t ' s L e d g e
AGRICULTURE								
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
Agritourism	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Forestry	Y	Y	Y	Y	Y	Y	Y	Y
RESIDENTIAL								
Single Dwelling	Y	Y	Y	Y	Y	N	Y	Y
Multi-Dwelling Conversion	SPR	SPR	SPR	SPR	N	N	N	N
Affordable Housing	SEE ARTICLE XI							
Lot Size Averaging	Y	Y	Y	Y	Y	N	Y	Y
Senior Housing	SEE ARTICLE XIII							
INSTITUTIONAL								
Government Use	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Institution	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
BUSINESS								
Clinic	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Cottage Industry	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Day Care	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Excavation	N	N	Y	Y	Y	Y	Y	N
Home Occupation	Y	Y	Y	Y	Y	N	Y	Y
Light Manufacturing or Processing	N	N	SPR	N	N	N	N	N
Lodging Accommodations	SPR	SPR	SPR	SPR	N	N	N	N
Office Building, New	N	N	SPR	N	N	N	N	N
Office/Studio/Restaurant Conversion	SPR	SPR	SPR	SPR	SPR	N	SPR	N
Outdoor Recreation Activities	Y	Y	Y	Y	Y	Y	Y	Y

Planned Development	N	SPR	SPR	N	N	N	N	N
Restaurant	N	N	SPR	N	N	N	N	N
Retail Use	SPR	SPR	SPR	N	N ¹	N ¹	N ¹	N
Sawmill	N	N	N	SPR	SPR	SPR	SPR	SPR
Service Use	SPR	SPR	SPR	N	N	N	N	N
Skiing Facilities	N	N	N	N	SPR	SPR	N	SPR

Y - Use permitted by right, provided that all other requirements of Federal, State, and Town laws, rules, ordinances, and regulations have been met. A permit is not required for agricultural, forestry, or home occupation uses.

SPR - Use permitted by Site Plan Review provided that all other requirements of Federal, State, and Town laws, rules, ordinance, and regulations have been met and approval has been granted by the Planning Board.

N - Use not permitted.