

Senior Housing

Definition for Article II.

Senior Housing: Housing arrangement, within the Senior Housing Zoning District, 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. (Could also be “Lots that have area within 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 provide independent living with an emphasis on safety, accessibility, adaptability, and to provide the opportunity for a network of support from other residents. Senior housing should be consistent with the present character of the village.

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 within the underlying zoning districts.
- b) All residential units will be limited to two residents where one resident must be age 62 or older.
- c) Residential units may be no larger than 1,200 square feet.
- d) Common areas may be allowed.
- 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 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.
- f) The maximum number of units (mixed use) shall be established by the Planning Board through Site Plan Review. In no instance shall the maximum number of residential units exceed 10. (Random number pulled from a hat)
- g) All residential units shall be located on the ground floor.
- h) Ownership: All units shall be owned by a single owner. The subdivision of the lot to separate the residences is prohibited through the grant of a zoning easement to the Town of Lyme.

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 setbacks 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; safety of access and traffic circulation.

Table 4.1

	Lyme Center	Lyme Common	Commercial District	Rural District	East Lyme	Skiway	Mountain & Forest	Holt's Ledge
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 ¹	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.

¹ The retail sales of products resulting from accessory use are permitted in these districts.