

Senior Housing

Definitions for Article II.

Senior Housing: An arrangement of dwelling units designed exclusively for seniors as set forth in Article XIII.

Senior: A person at least 62 years of age

Modify Tables 4.1, 4.46, 513 C, 5.15 E, 5.16 (Make 4.1 more clear about Sr. Housing being restricted to the LCZD).

Article XIII Senior Housing.

Senior Housing is a specific residential use suited to the needs of older people located close to municipal and social services and facilities, and designed to facilitate independent living with an emphasis on safety and accessibility. The exterior appearance and massing of a structure containing Senior Housing must 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 may be located in a building or on a lot with other uses permitted in the zoning district. *(2 remaining issues: it needs to be made clear that other residential use is not allowed; and we set a provisional minimal % of mixed use at 50%. This needs to be discussed further).*
- b) No more than two residents where one resident is at least 62 years old may occupy a Senior Housing dwelling unit; a third at least 18 years of age, who is caregiver for one or both of the other two residents may also occupy a Senior Housing dwelling unit. *(Rewrite to make clear that nobody residing in a unit may be less than 18).*
- c) Senior Housing dwelling units may be no larger than 1200 square feet.
- d) The number of Senior Housing units on a lot or in a building may not exceed ten units.
- e) Common areas and garage space may be allowed and shall not be counted as residential unit square footage within the principal structure.
- f) Dimensional Controls such as 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; adequacy of the site to support domestic water supply, water for fire suppression and on-site wastewater disposal; safety of access; vehicle and pedestrian; and other characteristics of the site relating to its future use and enjoyment.

However, the Planning Board may not approve a project with a gross floor area greater than 12,000 square feet.

- g) Parking may not be located in the front setback and shall be provided on site following the standards contained in Appendix A of the Site Plan Review regulations.
- 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 solely through conversion.
- i) All Senior Housing must comply with all applicable State and Federal regulations. (Provisional solution to safety requirements, etc.).
- j) The owner of any Senior Housing dwelling unit is responsible for supplying proof of each of the resident's age to the Zoning Administrator on January 1 of each year and whenever a new resident occupies a Senior Housing dwelling unit.
- k) Upon notification by the Zoning Administrator or any resident of the Town, the Selectboard shall be responsible for enforcement and shall take action within 14 days of any violation of this Article.
- l) Duration? (Possible wording: "Senior housing shall not be changed to any other use for 20/30 years after first occupancy unless such change of use is first approved by the Planning Board.").

Unresolved:

- * Duration - perpetuity? 30 years & PB approval?
- * Mixed use %'s, etc. (see a) above)
- * Age issue in b. above.
- * Legal language in i above.
- * If the Article passes, consider changing SPR to recommend informal meeting and require preliminary hearing for Sr. Housing.

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 safety of access and traffic circulation.

Make Table 4.1.: show Article XIII as only allowed in the LCZD.

Table 4.1

	Lyme Cent er	Lyme Com mon	Com merci al Distri ct	Rural Distri ct	East Lyme	Skiw ay	Mou ntain & Fores t	Holt' s Ledg 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.