

ARTICLE 11

ELDERLY HOUSING OVERLAY DISTRICT (EH-O)

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SECTION 11-1 INTENT

11-101. The regulations set forth in this Article, or set forth elsewhere in these regulations when referred to in this Article, are the regulations of the Elderly Housing Overlay District (EH-O). This residential overlay district is intended to provide appropriate sites for the development of elderly housing opportunities and related facilities in locations convenient to public facilities, shops and other needs of senior citizens, within the underlying residential zoning districts. This district is intended to encourage significant facilities and services specifically designed to meet the physical or social needs of older persons.

SECTION 11-2 ELIGIBILITY

11-201. Housing which qualifies for inclusion in the EH-O overlay district is development providing living units specifically designed for the needs of elderly persons. To qualify as elderly housing the housing units must be located within one or more of the City's R-1, R-2 or R-3 residential zoning districts and the total number of units located in the EH-O District must meet one of the following conditions:

- a. The units are intended for and solely occupied by persons 62 years of age or older per unit; or
- b. At least 80 percent of the units are intended for, and occupied by, at least one person over 55 years of age or older per unit; or
- c. A unit is occupied by the surviving member(s) or a household, regardless of age, if at least one person in the household met the age requirements of either subsections 11-201a or 11-201b of this Article, provided that person was a resident of the district at the time of that person's death; or
- d. A unit is occupied by the owner or management personnel, including a family, which has demonstrated an intent to provide housing for persons 55 years of age or older.

SECTION 11-3 USES

11-301. In the Elderly Housing Overlay District, no building, land or premises shall be used and no building or structures shall be hereafter erected or altered, except for the following uses:

- a. Any use allowed as a permitted or conditional in the underlying residential zoning district;
- b. Nursing homes, rest homes, convalescent homes, congregate living facilities, residential retirement developments, hospitals, clinics and other health care facilities; and
- c. Accessory buildings and uses, which are determined by the Zoning Administrator to be customarily incidental to providing on-site services for residents and guests of the developments in the EH-O District.

SECTION 11-4 MINIMUM SAFETY REGULATIONS

11-401. All structures in the EH-O District shall be constructed to the following minimum safety standards:

- a. An accessible route into and through all dwellings.
- b. All doors shall be of sufficient width to accommodate wheel chairs.
- c. All areas of public use shall have doors of sufficient width to accommodate wheel chairs.
- d. Wherever steps are located, ramps or elevators shall be provided in addition.
- e. Cooking units shall have no open flame.
- f. Emergency signal facilities shall be provided in each residential unit and shall register a signal at a central location.
- g. Electrical outlets shall be located at least 24 inches above floor level; in general, light switches, electrical outlets, thermostats and other environmental controls shall be located in accessible locations.
- h. Grab bars shall be located around all tubs and showers.
- i. Toilet areas shall be adaptable for the installation of grab bars; in general, the structure shall have reinforcements in bathroom walls to allow later installation of grab bars.
- j. All floors shall be nonskid.
- k. Central heating and air conditioning units shall be individually adjustable for each residential unit.
- l. Usable kitchens and bathrooms shall be constructed such that an individual in a wheel chair can maneuver about the space.

11-402. Compliance with the appropriate requirements of the American National Standard for Buildings and Facilities providing accessibility and usability for physically handicapped people (commonly cited as AANSI A117.1") suffices to satisfy the requirements of this section, unless a more specific standard applies.

11-403. A storm shelter may be required by the Governing Body to be provided in a central location. Determination of necessary capacity shall be made by the Zoning Administrator.

SECTION 11-5 PARKING REGULATIONS

11-501.

- a. One parking space per separate dwelling unit;
- b. One parking space per six dwelling units for guest parking;
- c. One parking space per three non-resident employees on the working shift having the greatest number of employees;
- d. One parking space for each 50 square feet of floor area used for assembly or recreation in the building;
- e. One parking space for each 100 square feet of gross floor area in the building used for a restaurant exclusive of the area used for utilities and building service; and
- f. One parking space for each 100 square feet of floor space in the building used for retail trade, or used by the public, whichever is greater.

SECTION 11-6 HEIGHT, AREA AND YARD REGULATIONS

11-601. Height: Buildings or structures shall not exceed forty-five (45) feet and/or three (3) stories in height.

11-602. Yards:

- a. Front Yard: The depth of the front yard shall be at least fifteen (15) feet.
- b. Side Yard: There shall be a side yard of at least five (5) feet on each side of a dwelling. All detached accessory buildings shall have a minimum side yard of six (6) feet.
- c. Rear Yard: The depth of the rear yard shall be at least twenty (20) feet. All detached accessory buildings shall have a minimum rear yard of twenty (20) feet.

11-603. Lot Dimensions: The minimum width of a lot shall be sixty (60) feet on an interior lot and seventy (70) feet on a corner lot. The minimum depth of a lot shall be ninety (90) feet. Lots fronting a cul-de-sac with at least a fifty (50) foot radius must have width at the front lot line of not less than twenty-five (25) feet.

11-604. Lot Area Per Dwelling Unit:

- a. Single Unit: 5,400 sq. ft.
- b. Two Units: 2,700 sq. ft.
- c. Three or More Units: 1,800 sq. ft.

11-605. Minimum District Size: The minimum district size shall be two (2) acres.

SECTION 11-7 OTHER REGULATIONS

11-701. Additional standards required of developments in the EH-O District are:

- a. All development of structures shall occur in conformance with a plan of development, approved by the Planning Commission, showing the phases of construction.
- b. All width, depth and yard requirements for each structure shall be shown on such plan.
- c. All minimum lot area per dwelling unit requirements shall be shown on such plan.