



Senior Housing Supplemental Application

This supplemental application is required for all senior housing submittals in addition to a Conditional Use Permit (CUP) application. The purpose of senior housing provisions is to permit the development of a variety of senior housing options for persons fifty-five years of age and older. Senior housing regulations are additional to the underlying zoning district requirements and these regulations must be followed in each applicable zoning district, including Master Planned Districts (MPD). Where conflicts occur, the terms of the senior housing regulations shall apply. Due to the variables of this product type, a greater amount of project information is required during the consideration of a CUP. It is beneficial to provide that information in both narrative and graphic form to ensure that the intent of the Unified Development Code (UDC) and all other county ordinances and regulations are met.

A. SENIOR HOUSING OPTIONS

Please check the boxes that apply and indicate the percentage of Assisted Living units based on the total number of units.

Senior Independent Living

Assisted Living Facilities (indicate the percentage of units based on the total number of units) _____ %

Skilled Nursing

Continuing Care Retirement Communities (CCRC)

B. ADDITIONAL SITE PLAN INFORMATION

A senior housing CUP application requires additional items that are above and beyond the normal CUP application. Please check the boxes indicating that these minimum required items have been addressed in the submittal. Please note some items may require additional documentation, such as a parking reduction request, if applicable.

Proposed dwelling type, location, and density for all senior housing products. Show minimum lot size for single family uses. Density is calculated based on all senior housing units including rooms within assisted living and skilled nursing facilities. Refer to UDC Table 16.4 for density bonus options.

Proposed commercial uses, location, square footage and verification that such development is intended for the use and convenience of senior housing residents

Proposed open space location and acreage

Proposed outdoor recreational area(s) location and acreage, if applicable

Exterior 50' setback with the first 25' being an exterior buffer for multifamily and residential facilities (assisted living and skilled nursing)

Parking: 1 parking stall per senior housing unit (garages for detached housing will satisfy requirement for this product type).

For single family detached uses: Five (5) foot wide paved sidewalk system connecting recreation areas, homes, clubhouse, and other amenities. For detached single family uses in Res3, a pathway system must be shown that connects open space areas accessible to neighborhood residents. Open space shall also connect to neighborhood streets and sidewalks.

or

For single family attached uses: Five (5) foot wide paved sidewalk system connecting recreation areas, homes, clubhouse, and other amenities. For single family attached uses in Res4 and Res6, a pathway system must be shown that connects open space areas accessible to neighborhood residents. Open space shall also connect to neighborhood streets and sidewalks.

C. SUPPORT SERVICES INFORMATION

Support services are required in all commercial districts, Master Planned District (MPD), and in assisted living facilities. Such services shall include at least six (6) of the following primary services and at least four (4) of the following secondary services. They must be offered as a condition of occupancy in the development. Documentation pertaining to these services shall be provided with the application.

Primary Services (minimum of 6)

One meal per day @ on-site dining facility

24-hour on-call medical care

On-site licensed practical nurse (LPN)

On-call registered nurse (RN)

On-site medical facilities

Linen and housekeeping services

Security system including 24-hour on-site response emergency call system: senior apartments shall include door alarms for individual units and an intercom service; residential care shall include wall mounted switches, wireless pendants or an intercom service

Transportation service shall offer regular and frequent service on a scheduled basis

Periodic lawn and home maintenance

Secondary Services (minimum of 4)

Physical therapy facilities

Medication delivery

Pharmacy

Care technician services - bathing, changing clothes, etc.

On-site hair salon

On-site meals more than 1/day as provided by mandatory association dues

Fitness center (exercise rooms or pool)

Indoor recreation space (game/entertainment rooms, recreation center, auditorium or meeting hall, etc.)

Outdoor recreation space (golf course, bowling green, playing fields, outdoor fitness areas, walking trails, lawn and picnic areas, community garden, etc.)

Library

Worship Center

Private dining room or guest suite for family visits

D. VERIFICATION OF AGE RESTRICTIONS

Verification of age restriction procedures; placement of restrictive covenants on the deeds or the developer or organization

established for the management of the development as well as procedures for routinely determining the occupancy of each unit for mandatory HUD updates. Documentation shall be provided with the application.

E. VERIFICATION OF ACCESSIBILITY STANDARDS AND DESIGN RESTRICTIONS

Statement regarding compliance with accessibility standards and design regulations, which will be verified at the building permit stage. Documentation shall be provided with the application.

F. VERIFICATION OF PUBLIC WATER & SEWER SERVICE

Verification of public water service

Proof of availability of adequate sewer capacity including the size and location of connection points

G. DESIGN RESTRICTIONS

At the time of building permit application submittal, the following design criteria must be met. The submission of architectural elevations, an exterior finish schedule, and interior floor plans must be submitted with the building permit application to verify compliance.

Single family detached in Res2, Res3, Res4, Res6, CBD, O & I, UV, and MPD:

- Exterior walls shall be clad in brick, stone, stucco, and/or fiber cement horizontal siding and/or shake/shingles.

Single family attached in Res4, Res6, CBD, O & I, UV, and MPD:

- Exterior walls shall be clad in brick, stone, stucco, and/or fiber cement horizontal siding and/or shake/shingles.
- The primary material on the front elevation shall also be used on the side and rear elevations. There shall be a combination of no less than two (2) of the above listed materials on each façade of the building.
- All units with front-loaded garages shall have garage faces with decorative design treatments.

Multifamily residences in Res6, CBD, O & I, UV, MPD, and condominiums in Res4:

- Exterior walls shall be clad with brick, stone, and/or fiber cement horizontal siding and/or shake/shingles. No more than
- twenty percent (20%) shall include accent wall materials such as exterior finish insulation systems, stucco and painted dimension wood.
- The primary material on the front elevation shall also be used on the side and rear elevations. There shall be a combination of no less than two (2) of the above listed materials on each façade of the building.
- Heating, cooling, kitchen and other mechanical equipment; conduits, service panels, meters and other electrical equipment;
- and refuse collection facilities shall be located and/or screened so as not to be visible from adjacent development and/or the street.

Residential facilities (assisted living and skilled nursing) in Res6, CBD, O & I, UV, MPD, and condominiums in Res4:

- Exterior walls shall be clad with brick, stone, and/or fiber cement horizontal siding and/or shake/shingles. No more than
- twenty-five percent (25%) shall include accent wall materials such as exterior finish insulation systems, stucco, and painted dimension wood.
- The primary material on the front elevation shall also be used on the side and rear elevations. There shall be a combination of no less than two (2) of the above listed materials on each façade of the building.
- Freestanding accessory structures shall have architectural detailing and design elements consistent with the primary building(s) of the development complex to provide a cohesive design.
- Heating, cooling, kitchen and other mechanical equipment; conduits, service panels, meters and other electrical equipment;
- and refuse collection facilities shall be located and/or screened so as not to be visible from adjacent development and/or the street.