

SECTION 13

HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS

- 13.1 The purpose of this section is to provide for alternative housing types with flexibility in the design and siting of structures exclusively for elderly and/or handicapped persons.
- 13.2 The applicant shall provide justification to the Commission that there is a need, among the citizenry of the Town of Haddam for housing for elderly and/or physically handicapped persons, sufficient to warrant consideration of the applicant's proposed development.
- 13.3 The applicant shall demonstrate to the Commission that future elderly and/or physically handicapped residents of the proposed development will be adequately served by transportation, shopping, recreation and service facilities and that the location is appropriate to insure that the health, safety, welfare and quality of living of residents are protected.
- 13.4 Applications for housing for elderly and/or physically handicapped persons, made pursuant to this section, shall be subject to the issuance of a special permit by the Planning and Zoning Commission and shall be permitted in residential and commercial zones only. Applications under this section shall meet the open space requirements for conservation subdivisions as set forth in Section 4.A.

Applications shall be subject to all requirements of Section 15, Special Permits.

13.5 Specific Requirements:

- A. Minimum Lot Area: 5 (five) acres
- B. Yards and Coverage:
 - 1. Minimum Front Yard - 50 ft. or 2.5 times building height, whichever is greater.
 - 2. All other yards - 40 ft. or 2.5 times building height, whichever is greater.
 - 3. Maximum percent of land coverage by buildings: 15%
- C. Density: Maximum density shall be calculated on the basis of 4 (four) bedrooms multiplied by the adjusted area. Adjusted area calculations shall be in accordance with Table II, of these regulations, the purpose of which is to provide for the deletion of unbuildable land in computing the maximum allowed density.

- D. Dwelling Units: No building shall contain more than eight (8) dwelling units and there shall be no more than 96 bedrooms per development.
- E. The maximum number of bedrooms in each dwelling unit shall be two.
- F. No space having its floor level above the second floor level above the finished grade shall be used for dwelling purposes and no space having its floor level below the finished grade shall be used for dwelling purposes except as a recreation or utility room.
- G. A statement of proposed residency shall be submitted with the application. It shall include a provision that a surviving spouse under age of 55 may be permitted to remain in the complex and that, except where prohibited by federal or state laws or regulations, Haddam residents shall be given first preference in occupancy.
- H. As part of the application, the applicant shall submit a statement from the Town Director of Health certifying that the land on which the housing will be constructed is satisfactory for on-site sewage disposal and water supply systems.