

## SECTION 13A

### CONTINUING CARE RESIDENTIAL COMMUNITY

- 13A.1 The purpose of this section is to provide for the development of housing for an aging population which needs assistance in daily living. It is intended that this type of development will provide assistance where necessary to elderly persons who desire to live in their own residences to the maximum extent possible and to provide for increasing levels of care and assistance as needed. It is anticipated that such facility will be operated only by licensed professionals as mandated by the Connecticut Department of Public Health. Certification of such licensure will be required with any application for a special permit.
- 13A.2 A Continuing Care Residential Community may include independent living units in townhouses or attached single family houses, Assisted Living Facilities, Day Care Center for the Elderly, Convalescent or Nursing Facilities and associated recreation facilities which are intended for the use of the residents of the development.
- 13A.3 The total density calculation shall include a maximum density for independent living/assisted living units (residences) not to exceed six (6) two (2) bedroom units per acre and the number of nursing facility beds shall not exceed six (6) beds per acre.
- 13A.4 Building heights shall not exceed two and one half (2 ½) stories or thirty five (35) feet in height, whichever is less.
- 13A.5 All utility lines shall be placed underground.
- 13A.6 For purposes of this section, interior courtyards without roofs shall not be included in building area calculations but shall be included in the maximum coverage calculations in Table 1 for commercial uses.
- 13A.7 Off-street parking shall be in accordance with Section 21, except that one half (1/2) of the parking may be constructed of “grassy pavers”.
- 13A.8 A pedestrian circulation system, with wheel chair access, shall be designed to provide separation between pedestrian and vehicular traffic.
- 13A.9 Buildings shall be integrated in terms of architecture, color, texture, scale and shall be compatible to Colonial Style Architecture.

- 13A.10 The development site shall be located only in an area which contains soil with characteristics which will support an on-site water supply system and septic disposal.
- 13A.11 The development shall contain restrictions requiring at least one person in each independent living unit and all persons residing in any nursing home be over the age of sixty (60) years.
- 13A.12 The total number of nursing home beds shall not exceed the number of independent living/assisted living units.
- 13A.13 The minimum site size for a Continuing Care Residential Community shall be at least five (5) acres.
- 13A.14 Continuing Care Residential Communities shall be subject to the granting of a Special Permit by the Planning & Zoning Commission and may only be constructed in Commercial Zones.
- 13A.15 This section is not subject to variances or waivers of any zoning regulation and the Zoning Board of Appeals is prohibited from granting a variance of any of the above requirements.