

Chapter 8 - Residential Special Zoning Districts

801 **List of Residential Special Zoning Districts.** The following districts are special zoning districts; i.e., districts for which regulations have been established herein but which, as of the time of adoption of these Regulations, had not yet been established on any specific land within the Town.

A. Senior Housing Community

802 **SENIOR HOUSING COMMUNITY (SHC)**

802.1 **Purpose.** A Senior Housing Community may be approved as an overlay district in the R-40, R-60, C, HC and ED Zoning Districts. An application for a Senior Housing Community shall be processed in the same manner, and subject to the same standards, as a Design Development Overlay district. The purpose of the Senior Housing Community (SHC) regulations is to provide residential dwellings at a greater density than otherwise permitted for residential use in the underlying zoning district(s) for persons aged 55 years and older, with access to medical and/or healthcare facilities and services. Adequate restrictions must be placed on the property to limit occupancy as described in §802.6.

802.2 **Application Requirements.** Applications for a Senior Housing Community shall be submitted in accordance with the Design Development District (Master Planned Development) requirements (§901).

802.3 **Bulk and Area Requirements.** It is the purpose of this section to permit variations in height, bulk, density, and residential use types in order to meet the special needs of the elderly and handicapped, and to permit flexible site design so that development may be constructed in harmony with and preserve natural site features.

A. Minimum Parcel Size: 5 acres.

B. Maximum Building Height: 40 feet or three stories, whichever is less.

802.4 **Maintenance.** The applicant shall present sufficient information to the Commission to demonstrate that adequate provisions have been made for the sustained maintenance of the development in general and also for the sustained maintenance of the roads and open space.

802.5 **Fire Protection.** An applicant shall be required to provide an automatic fire suppression system in all projects where more than one dwelling unit is contained within the same building.

802.6 **Age Restrictions**

A. Each dwelling unit may be occupied only by:

1. persons who are 55 years of age or older;
2. a spouse of, or a person joined in a civil union (“civil union partner”) to, a person who is 55 years of age or older and who lives in the same unit;
3. an occupant who survives a spouse or civil union partner who resided at the same unit immediately prior to his or her death;
4. an occupant whose spouse or civil union partner resided in the same unit immediately before entering into a long-term continuing care facility;
5. children 21 years of age or older of a parent residing in the same unit; or
6. a paid caregiver of a person who is 55 years of age or older and who lives in the same unit.

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- B.** In no event may a dwelling unit be occupied by more than four residents.
- C.** The proposed development shall be a Common Interest Ownership Community as defined in Chapter 828 of the Connecticut General Statutes.