

PROPOSED ZONING TEXT AMENDMENT

Article V of the Town/Village of Harrison Zoning Code regulating Special Exception Uses shall be amended as follows:

Add a new Subsection "X" to Section 235-17 (Special conditions and safeguards for specific uses):

§ 235-17

X. Senior Living Facility.

(1) Definitions. For the purposes of this Subsection, the following terms shall apply:

SENIOR LIVING FACILITY - A residential facility containing Independent Living, Assisted Living and/or Memory Care Units.

ASSISTED LIVING UNIT - A unit specifically designed for use and occupancy by individuals who benefit from daily monitoring, and may be provided, whether by the facility operator or an appropriate third party, medication supervision, personal care services and assistance with other activities of daily living, such as bathing, dressing, grooming, eating and/or ambulation.

MEMORY CARE UNIT - A unit specifically designed for the use and occupancy by individuals suffering from dementia.

INDEPENDENT LIVING UNIT - A unit specifically designed to accommodate individuals with increasing frailty, which unit shall contain a kitchen, and for which there are also common amenities available for the residents thereof outside of the unit, including dining facilities, laundry, security and housekeeping services.

(2) Siting Requirements. A site eligible for this special exception use must (i) be held in single ownership at the time of the enactment of this Subsection, (ii) have been improved with, and used immediately previously as, a non-residential use, and (iii) consist of at least 6 acres with at least 1,500 feet of frontage along an arterial roadway.

(3) Lot and area requirements. The following requirements shall apply to all Senior Living Facilities permitted hereunder:

- (a) Minimum lot area: 6 acres
- (b) Minimum lot width (measured at the front yard setback): 800 feet
- (c) Maximum building coverage: 20%
- (d) Minimum front yard: 15 feet
- (e) Minimum rear yard: 30 feet

- (f) Minimum side yard: 30 feet (60 feet combined)
- (4) Density. No more than 25 Units per acre shall be permitted. For purposes of this Subsection, "Units" shall include any mix of Independent Living, Assisted Living and/or Memory Care Units, and all acreage used in connection and/or associated with the Senior Living Facility may be included in said density calculation.
- (5) Height. The maximum height of any Senior Living Facility building shall be 55 feet or 4 stories.
- (6) Off-street parking. At least 1 parking space for every 2 Units shall be provided on-site. Parking spaces may be located within required front and side yards, provided that such spaces are set back at least 5 feet from any property line.
- (7) Accessory uses.
 - (a) Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include, but not be limited to, living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.
 - (b) Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents.
 - (c) Central commercial kitchen adjacent to the common dining area(s), and from which food service is provided to the common dining area(s).
 - (d) Indoor and outdoor passive recreational areas for the common use of the residents.
 - (e) Laundry facilities for the residents' personal use.
 - (f) Linen and housekeeping services.
 - (g) Personal-care services for residents only, including, but not limited to, medical and dental care (outpatient services only), physical therapy, assistance with dressing, bathing, eating, ambulation and general supervision.
 - (h) Twenty-four-hour supervision by on-site responsible staff person(s).

AND add new column to the Table of Use Regulations for Residence Districts

Attachment 1:

Use Classification	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75 and R-50	B	GA	MF
Senior Living Facility pursuant to § 235-17(X)	X	SE	SE	X	X	X	X	X	X