

SPECIAL RESIDENTIAL REGULATIONS

Definitions

Assisted Living facilities (ALF)

A facility licensed by the Commonwealth of Massachusetts as a boarding home for people who have either a need for assistance with activities of daily living (including but not limited to eating, toileting, ambulation, transfer and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by convalescent/nursing homes.

Independent Living Facilities (ILF)

Fully autonomous apartment living with optional on-site amenities for people over the age of 55. Residents do not require help with Activities of Daily Living (ADLs).

Purpose

To enable the development of ALF and ILF in a manner harmonious with the surrounding land uses while protecting natural resources and open space.

Provide a variety of safe and suitable housing opportunities for....age-restricted....

Applicability

An ALF and/or an ILF may be constructed subject to the requirements set forth herein, and upon the issuance of a special permit from the Planning Board. The conditions of this section supersede all other.....

Add to Table of Uses for RMFD, NRBD, WCBD, OSBD, GBHD, BHRD

The requirements contained in this chapter shall be the standards for development and redevelopment and use of real property for ALF/ILF provided that an application is filed with the SPGA as provided for in this chapter.

Development shall be by a site master plan for complete or phased development and may, at the discretion of the SPGA, be undertaken by more than one entity provided that all parties are identified in the application process at the time of submittal of the Special Permit application provided for under this chapter.

Dimensional Standards

Requirement	Standard/Condition
Minimum lot area	Two (2) acres
Minimum lot frontage	One hundred (100) feet
Building lot coverage	Forty percent (40%)
Maximum impervious lot coverage	Thirty percent (30%)
Maximum total lot coverage	Seventy percent (70%)
Minimum setbacks	Forty (40) feet to residential districts, ten (10) feet otherwise. Setbacks will include landscaped buffers.
Maximum building height	Four (4) stories; maximum height not to exceed sixty (60) feet
Maximum Density	Ten (10) units per acre
Buffer	Forty (40) feet when abutting residentially zoned land.

Site Design Requirements

- Accessory uses and Services:** Senior Housing may provide optional services on the site for the sole use of its residents including but not limited to: barber/beauty services, fitness center, laundry services, sundries, adult day care. Such accessory uses shall be wholly be within a structure containing residential units, and shall have not exterior advertising display.
- Multiple Buildings.** More than one (1) building is permitted on a site. The minimum distance between buildings shall be twenty (20) feet (UCTD is 20ft and PRD is 14ft). Covered walkways, pergolas and similar features are permitted between buildings
- Common Outdoor Space.** All ALF and ILF shall provide a common outdoor gathering/seating area that is appropriate in size and design for the specific type of senior housing proposed. All such areas shall be designed for universal access. The Common Land within the development should protect significant natural resources, preserve scenic views and connect with existing or proposed open space lands or trail systems.

- **Parking**

Assisted Living Facility	One (1)space for every five (5) units plus one (1) guest space for every five (5) units. Parking to accommodate staff
Independent Living Facility	One (1) space per unit plus one (1) guest space for every five (5) units.

Off-street parking and loading spaces, internal ways and maneuvering areas shall be designed to provide for adequate drainage, snow storage and removal, maneuverability and curb cuts.

Granite curbing with a seven-inch (7") reveal shall be used along all roads and private internal ways and at catch basins. Concrete curbing may be substituted for granite curbing in all other locations.

Surface parking lots shall be screened along all public streets by a landscaped buffer not less than six (6) feet in depth or by walls or fencing at least three (3) feet high sitting on at least a three (3) foot buffer strip and compatible with the adjacent architecture and shall be designed to ensure that lights from cars within the surface lots do not spill into adjacent streets and properties.

- **Buffer.** No structure, driveway, parking area or sidewalk shall be located in the buffer strip. A smaller buffer may be allowed by the Special Permit Granting Authority where such a reduction is determined to promote the objectives of this Section.
- **Signs.** A development may have one (1) ground sign at each principal access to the development from a public way, indicating the name and address. Such sign shall not exceed sixteen (16) square feet in area or four (4) feet in height. Directional signs guiding visitors to principal buildings and major uses of the development may be installed at internal drive aisle intersections. Such signs shall not exceed eight (8) square feet in area and their number, location and design shall be subject to Planning Board approval.
 - Signs shall be illuminated only by an external source of steady, stationary white light, shielded and directed solely at the sign and not casting direct or reflected light off the premises. No sign shall be illuminated internally or from behind a translucent sign face. All light fixtures shall either be decorative or camouflaged. Wiring should be concealed within building molding and lines.
- All dumpsters and utility/service areas shall be screened with adequate plantings and/or landscape structures

Building Design Standards

- One (1) zero-step entrance (is this per building? If ILF and cottages, is it also required? Alternatively, should we just list as handicap accessible – and allow ramps?)
- Doorways with thirty-six (36) inch clear passage
- All units shall be constructed to be handicap adaptable to the standards of Section 504 of the Americans with Disabilities Act of 1990, 42 U.S.C. section 12204 and ANSI 2017 ICC A117.1
- No more than two (2) bedrooms per residential unit
- One (1) bedroom and one (1) bathroom shall be located on the same floor as the kitchen and living/family room
- Maximum living area:
 - Two-bedroom unit – 1,100 net square feet (note same as PRD)
 - One-bedroom unit – 900 net square feet
 - Studio – 600 net square feet
- Buildings shall be designed to be complementary to each other in exterior design and with the existing neighborhood in which the facility is located.

Affordability

- Subject to the terms of Article 9, section 9.9 Inclusionary Housing.

Prohibitions

- Dwelling units constructed under this section shall not be eligible to subsequent conversion to conventional apartments.
- Developments approved as rental projects shall not be converted to condominiums.

Procedures