SECTION 2.2: Definitions

New: Senior Housing Development – Independent dwelling units specifically designed for and occupied by persons generally over fifty-five (55) years of age, whether constructed as attached or detached units, provided the development is owned and operated by a philanthropic or eleemosynary institution that also provides managed care at a separate facility.

NEW Section 5.10 - Senior Housing Overlay Zone (SHOZ)

A. Purpose

The Senior Housing Overlay Zone (SHOZ) is intended to add independent dwelling units for seniors within a facility(s) which is owned and operated by a philanthropic or eleemosynary institution that provides a continuum of care from independent living, to congregate living to convalescent homes.

The SHOZ is an overlay zone, which enables an applicant to request Special Permit approval of a development using the provisions of this Section instead of those for the One-Half Acre Zone, the underlying zone. The SHOZ modifications to the One-Half Acre Zone regulations are in conformance with the Plan of Conservation and Development and are designed to preserve health, safety, property values, and the residential character of New Canaan, provide housing choices for an aging population, broaden the housing opportunities in and near downtown and increase residential development within walking distance of the train station.

B. Eligibility

To be eligible for rezoning to SHOZ:

1. The Adult Housing Development must be located within the ½ Acre Zone.
2. The minimum lot size must be at least three acres (3.0 acres).
3. The minimum lot width must be at least one hundred and fifty (150) feet.
4. The property must be located within one-half mile of the downtown and train station.
5. The lot must be located on and served by a collector or arterial road as identified in the Plan of Conservation and Development.
6. The development and property must be owned and operated by a philanthropic or eleemosynary institution that provides a continuum of care within the community from independent living, to congregate living to convalescent homes.
7. All structures and site improvements must comply with this Section of the Regulations as well as all other applicable provisions of the Regulations. In the event of any conflict between the provisions of this Section and any other Section of the Regulations, the provisions of this Section shall control.

C. Uses Permitted by Special Permit

Senior housing developments that provide independent dwelling units specifically designed for and occupied by persons generally over fifty-five (55) years of age, whether constructed as attached or detached units. Such developments may also contain resident amenities such as indoor fitness centers, storage facilities, walking and biking trails, landscape features and accessory structures such as benches or gazebos.

D. Dimensional Standards

1. Lot-Related Standards

<table>
<thead>
<tr>
<th>Minimum zone unit area</th>
<th>130,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum zone unit width</td>
<td>150 feet</td>
</tr>
<tr>
<td>Minimum front yard setbacks</td>
<td>35 feet</td>
</tr>
<tr>
<td>Minimum side setbacks for all buildings</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum rear yard setbacks for all buildings</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum density</td>
<td>One (1) unit per 1,200 square feet of lot area</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>45%</td>
</tr>
<tr>
<td>Minimum open area(^1)</td>
<td>25%</td>
</tr>
</tbody>
</table>

\(^1\) Excludes buildings and vehicular drives and parking.

2. Building-Related Standards

| Maximum building height         | 50 feet            |
| Maximum total building height   | 55 feet            |
| Maximum stories                | 4 stories          |
| Maximum accessory building height | 20 feet & 1 \(\frac{1}{2}\) story |

3. Minimum Parking

| Parking Spaces                  | 1 space per unit  |

E. Specific Lot-Related Standards

In addition to the Basic Standards outlined in Article 6, the following additional standards apply to developments within a SHOZ.
1. Landscaped front, side and rear yard buffer areas of at least twelve (10) feet in width shall be provided adjacent to each property line of the subject parcel.

2. Side and rear yard buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order and present a reasonably opaque, natural barrier to a height of at least ten (10) feet.

G. Specific Parking-Related Standards

1. A minimum of eighty percent (80%) of the parking spaces on the site must be located underground.

2. Parking areas shall:

   a. comply with Section 6.2 of these Regulations, except as otherwise provided within this section; and
   b. be suitably screened from adjoining residential uses.

SECTION 3.7. DIMENSIONAL EXCEPTIONS

A. Height Exceptions

   7. New: The Commission may, by Special Permit, reduce or eliminate the side yard height requirement for a Senior Housing Development.

SECTION 6.12. DESIGN REVIEW

A. Purpose

This Section is intended to aid applicants in ensuring that their designs are in harmony with the character of the community, encourage high quality building and site design, and result in development which is compatible with the character of the community.

B. Applicability

The following types of applications shall be reviewed as indicated below:

   1. Any proposed development, construction, or use in any Retail Zone or any Business Zone shall be reviewed in relation to the design guidelines in Subsection 6.12.D and the design guidelines in Subsection 6.12.E.

   2. A principal use or activity permitted by Special Permit in any Residence Zone, except for a two-family house, a rooming house, a bed and breakfast, a group home, or an agricultural use, shall be reviewed in relation to the design guidelines in Subsection 6.12.D.
3. A Special Permit use or activity in a Multi-family Zone, an Apartment Zone, a Waveny Zone, or a Park, Recreation and Open Space Zone shall be reviewed in relation to the design guidelines in Subsection 6.12.D.

4. Any development within a Senior Housing Overlay Zone.