

Section 5-70

CONTINUING CARE RETIREMENT COMMUNITY

5-70.1 – Purpose.

This ordinance is established by the City of Westfield to achieve the following public purposes: the provision of a variety of housing choices for elderly persons, the provision of professional services routinely used by elderly persons, the design of site plans and structures adapted to the needs of the elderly population, the protection of important environmental and aesthetic resources.

This concept will require a Special Permit to be granted by the Planning Board. The Planning Board reserves the right to add special conditions related to the needs of elders such as: increased percentage of handicap parking spaces, on site recreational facilities, and on site commercial services (i.e. hair dressers, automatic teller machines or a pharmacy). The Planning Board, after a complete and full Development Impact Statement has been prepared and submitted by the petitioner, may reduce or increase the standards and requirements of Section 5-70-4 of this Article where they deem that it will result in an improved project in conformance with the purpose and intent of this Article, and where they deem that it is in the best interest of the City. (10/7/02)

5-70.2 - Definition of Elderly Person and Household.

For the purposes of this ordinance elderly persons shall be defined as any person having reached the age of 55. An elderly household shall be defined as that household at least one person 55 years or older.

5-70.3 - Allowed Uses.

1. *Single Family Houses*
2. *Two Family Houses*
3. *Multi-Family Units*
4. *Congregate Housing – Defined as a structure, which provides a range of housing and support services. The structures may contain the following uses: dwelling units with kitchen facilities; common areas such as dining rooms, libraries, and indoor and outdoor recreation facilities and gardening areas.*
5. *Living quarters for support staff.*
6. *Nursing Care Facility – Defined as a facility for the care of elderly persons requiring regular attention by medical or nursing personnel for reasons of age and ill health.*
7. *Professional Building – The following uses are allowed in professional buildings and no others: Medical officers, lawyers, accountants, insurance agents, bankers, hairdressers and automatic teller machines. Total floor area not to exceed 5,000 square feet.*

5-70.4 - Site Requirements.

1. *Minimum Tract Area*

<i>Rural Residence</i>	<i>20 Contiguous Acres</i>
<i>Residential A</i>	<i>15 Contiguous Acres</i>
<i>Residential B</i>	<i>10 Contiguous Acres</i>
<i>Residential C</i>	<i>5 Contiguous Acres</i>
2. *Density*

<i>Rural Residence</i>	<i>up to 4 dwelling units per acre</i>
<i>Residential A</i>	<i>up to 4 dwelling units per acre</i>
<i>Residential B</i>	<i>up to 6 dwelling units per acre</i>
<i>Residential C</i>	<i>up to 10 dwelling units per acre</i>

The maximum number of units in the development shall be computed by multiplying the total tract area, less 15% for road networks and utilities, by the above standards.

When figuring density for a tract, fractions over one-half may be increased to the nearest whole unit and fractions under one-half shall be decreased to the nearest whole unit.

3. Services – No land may be developed under this ordinance unless the project is connected to municipal sewer and water. If such facilities are lacking, the developer must provide alternative facilities acceptable to the Planning Board.
4. Off-Street Parking – The following parking standards shall be applied to all Continuing Care Facilities regardless of zoning district.

Single Family – 1 space per dwelling unit

Duplex and Multi-Family – 1 parking space for each dwelling unit.

Congregate Housing – 1 parking space for each dwelling unit and 1 parking space for every 5 beds not included in a dwelling unit, and 1 parking space for each employee on the largest shift.

Nursing Care Facility – 1 parking space for every 10 beds, plus 1 space for every employee on the largest shift.

Professional Office Building – 4 parking spaces for each 1,000 square feet of floor area.

5. Height – Buildings shall not exceed three (3) stories in height, for a total height of 35 feet. The Planning Board may make exceptions for ornamental features that would cause the building to exceed 35 feet. All buildings two or more stories in height shall require elevators.
6. Open Space Requirement – All Continuing Care Retirement Communities shall dedicate 30% of the site to permanent open space. This open space may not include any area used as a setback from a public way or used as a parking area or driveway.

The open space may be left in its natural state or be landscaped. This decision shall be based upon the quality of the existing vegetation and environmental conditions. No more than 50% shall be wetlands or have a slope over 5%.

The open space requirements is substituted for the more conventional rear and side yards in order to provide the flexibility to protect significant and environmental resource features such as wetlands, major trees and vegetation, and scenic views; to maintain significant open space areas for the enjoyment of the residents; and to promote a variety of site plans thereby avoiding an institutional appearance.

5-70.5 - Access and Circulation System.

The roadways for a Continuing Care retirement Community are private and will remain the responsibility of the applicant/developer or any further owner of the CCRC.

Any tract of land to be developed as a CCRC must have 50 feet of frontage on a Public Street to provide access to the project. The main Access roadway shall be a minimum of 25 feet wide-paved bituminous concrete.

The internal roadway system will be designed in such a manner to restrict traffic to no more than 40 mph. One way roadways shall be no more than 15 feet wide (no less than 12 feet wide) bituminous concrete. Two-way roadways shall be more than 25 feet (no less than 20 feet wide) wide bituminous concrete.

The developer will provide portland cement sidewalks to a width of 4 feet on one side of all roadways.

All roadways will be constructed in accordance with the standard specifications of the City Engineer of the City of Westfield. The type of surfacing, including subsurfacing, of every way will carry the expected traffic for a period of twenty (20) years.

The developer/owner will provide adequate street signs and traffic signs. These signs are the responsibility of the owner/developer.

The Planning Board reserves the right to require a bond to ensure all roadways and utilities are constructed/installed to meet City standards.

(1/2/92)