

ATTACHMENT 3 - PROPOSED TEXT CHANGE LANGUAGE

ROLESVILLE LAND DEVELOPMENT ORDINANCE

J. Residential Care (ALF, ILF, CCF)

1. Residential Care shall include Characteristics: ~~ALF~~ (Assisted Living Facilities (ALF)ty), Convalescent Care Facilities (CCF), and ~~ILF~~ (Independent Living Facilities (ILF)), each as defined below: ~~CCF (Convalescent Care Facilities)~~

a. ~~provide~~ Assisted Living Facilities: residential facilities with on-site twenty-four (24) hour medical care for seniors. This use category describes building or buildings, section or distinct part of a building, private home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding 24 hours to one (1) or more adults who are not relatives of the owner or administrator.

b. Convalescent Care Facilities: residential facilities that provide care and non-permanent housing for individuals recovering from an illness, injury, or medical procedure. This use category describes building or buildings, section or distinct part of a building, private home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding 24 hours to one (1) or more adults who are not relatives of the owner or administrator.

~~1-c.~~ Independent Living Facilities: One or more buildings featuring age-restricted Multiple Family Dwellings where each dwelling is occupied by at least one person 55 years of age or older that provide one or more of the following amenities or services for persons not related to the owner or administrator by blood or marriage: food service, trash service, local transportation services, community library, programmed activities, salon services, and other personal services. Independent Living Facilities shall feature controlled access to the principal building, interior elevators in buildings greater than two stories, and interior corridors. The term shall not mean Assisted Living Facilities and/or Convalescent Care Facilities that provide medical care and support services to persons not capable of independent living.

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2. Accessory Uses. Accessory uses commonly found are recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, facilities for staff.
3. Examples. Uses include living in nursing homes, skilled nursing facilities, assisted living facilities, convalescent care facilities, and other senior living facilities.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less are considered to be a form of transient lodging (see commercial categories).
5. Use Standards.
 - a. Residential care facilities are permitted a number of rooming units equal to two (2) times the density of the applicable district. For example, if ten (10) units per acre are allowed, the residential care facility may have twenty (20) rooming units per acre.
 - b. Structures shall demonstrate a pedestrian circulation plan, including internal walkways, and shall include provisions for alternative transportation options within ½ mile radius for residents of the facility.
 - c. Residential care facilities shall be designed and used to serve its residents and their guests only.
 - d. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening.

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3.1.3. RESIDENTIAL HIGH DENSITY (RH)

- A. **Purpose and Intent.** The Residential High Density (RH) zoning district is established as a district in which the principal use of land is for residential purposes, including attached, double family, and multiple family dwellings. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of higher density residential structures. RH implements the high density residential future land use at a density range of six (6) to twelve (12) dwelling units per acre.
- B. **Development Standards.** The RH district shall conform to the standards identified in Table 3.1.3.

Table 3.1.3. RH Development Standards

STANDARDS		RH REQUIREMENTS		
Building Height		Max: 35' <u>Max for Residential Care uses: 60' with the installation of sprinklers and with Conditional Zoning.</u>		
Density		Max: 6 Dwelling Units Per Acre (Single Family Detached) Max: 9 Dwelling Units Per Acre (Attached) Max: 12 Dwelling Units Per Acre (Multifamily)		
		Single Family Detached	Attached	Multiple Family
Building Setback (Min/Max)	Front	15'	15'	20'
	Side	10'	0' Internal 10' End Unit Minimum 30' between structures	15'
	Rear	15'		
	Corner	15'	15'	20'
Lot	Width (Min)	75' (Single Family Detached) 20' (Attached)		
	Coverage	N/A		