

15-04-04 **Institutional Care (IC)**

- A. **Purpose.** The Institutional Care IC District is established to provide a residential environment within Sandy City for Institutional Care developments such as:

Institutional Care - Residential

1. Transitional Care Development
2. Assisted Living Facility
3. Nursing Home/Convalescent Home/Rest Home
4. Congregate Care Facility
5. Nursing Care Facility
6. Alzheimer's Facility
7. Hospice
8. Medical and Health Care Offices as ancillary use only
9. Other similar land uses that are constructed and used primarily for long term or permanent residence by the elderly and persons with a disability

This does not include any facility licensed or operating as a General Acute or Specialty Hospital, Adult Day Care, Day Treatment, Domestic Violence Treatment Program, Residential Support, Residential Treatment, Secure Treatment, Youth Program, Community Correctional Center, Correctional Facility, Secure Correctional Facility, Rehabilitation/Treatment Facility, Transitional Housing Facility, or Protective Housing Facility.

It is intended that this zone district be placed in areas along an arterial or major collector street, preferably within reasonable walking distance to either a) general commercial centers that provide grocery and other similar services; or b) within reasonable walking distance to major mass transit transportation facilities, such as bus or light rail. To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.

- B. **Development Standards Specific to IC Zone.** The following development standards apply to all developments within the IC Zoning District, regardless of type of use. Additional development standards for "Institutional Care" and "Transitional Care Development" specific land uses are listed elsewhere in this section.

1. **Parcel Size.** Any development within the IC Zone shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit. In no case shall any project developed under this ordinance be under one acre in size.
2. **Building Height.** The maximum height for all buildings shall be thirty [30] feet from average grade as measured to the mid-point of the roof.
3. **Building Setbacks.** No building shall be closer to a public street right-of-way than twenty [20] feet.

- b. Side setback areas shall be a minimum of ten (10) feet excluding porticos and similar overhangs except where a side property line abuts a residential (R-1) district, in which case the side setback area shall be a minimum of thirty (30) feet.
- c. Rear setback areas shall be a minimum of ten (10) feet except where a rear property line abuts a residential (R-1) district, in which case, the rear setback area shall be a minimum of thirty (30) feet.

It shall be within the authority of the Community Development Director to determine for any lot in this district, as to which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance.

4. **Building Materials.** All main buildings shall utilize a combination of brick, stone, ceramic tile, masonry materials and wood composite siding (exposed concrete, cinder block and concrete masonry unit is not permitted, except for minimal foundation exposure). Stucco and vinyl, aluminum, or wood siding are to be used as accent materials only.
5. **Building Design.** All buildings shall have a residential look, and incorporate design elements such as dormers, a pitched roof, porticos, quoins, shutters, or other residential elements consistent with the immediate residential neighborhood as determined by the Planning Commission during review.
6. **Parking.** Parking for all uses shall be in accordance with Chapter 15-06, Off-Street Parking Standards. No parking shall be permitted in the minimum front, side, or rear landscape setback areas. Unless otherwise approved by the Planning Commission, no parking shall be permitted between the street and all main buildings. A minimum of one (1) parking space shall be provided on each site for bus only parking. This parking space must be the same size as a handicap stall and clearly designated on the site. The number of required parking stalls may be reduced up to 25% of the requirement upon review and approval of the Planning Commission if the following criteria can be met by the applicant:
 - a. An expandable area is indicated on the site plan and shown as a future phase of the project.
 - b. The applicant/developer is the current owner of record for the property, and any expandable property shown on the site plan.
7. **Loading.** All loading and unloading operations shall be performed on the site. Off-street berths, where required, shall be provided in addition to required off-street parking and shall not be located within driveways. Each loading berth shall not be less than twelve (12) feet wide, twenty-five (25) feet long and if enclosed or covered, fourteen (14) foot interior height. Adequate turning and maneuvering space are to be provided between the lot lines.
8. **Driveways.** All driveways shall be located as required in Chapter 15-06, Development, Site and Subdivision Standards.
9. **Storage Areas**
 - a. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point six (6) feet in vertical height, but need not be opaque above that point. Such requirement shall not apply to loading docks.

- b. No storage shall be permitted between a frontage street and the building line. Furthermore, no outdoor storage shall be located within thirty (30) feet of any district zoned for residential use.
- c. All mechanical equipment (air conditioning, transformers, etc.) on the ground shall be screened with opaque material.
- d. All mechanical equipment located on the roof shall be screened with opaque material where deemed appropriate by the Planning Commission.

10. Refuse Collection Areas

- a. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen.
- b. No refuse collection areas shall be permitted between a frontage street and the building line.

11. Landscaping and Required Amenities

- a. The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations and other community assets shall be preserved and incorporated into the overall landscape plan.
- b. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting shall be designed as integrated portions of the total planned development and shall project a residential character thereof.
- c. Building Spaces. Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walls, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
- d. The landscaping upon the entire site shall conform to the following minimum requirements:
 - (1) Front Setback: A minimum of twenty [20] feet measured from the front property line after any required street dedication. This standard shall apply to both frontages of a corner parcel.
 - (2) Side and Rear Setback:
 - (a) A minimum of ten (10) feet between parking areas and side or rear property lines.
 - (b) A minimum of ten (10) feet between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent commercial parcel.
 - (c) Other side and rear setback areas that are open to view from public rights-of-way or from residentially zoned property.
 - (d) Irrespective of other requirements, developments abutting residential districts shall have a minimum of ten (10) feet of perimeter landscaping that is compatible with adjacent land uses and existing landscaping .

12. **Screening at District Boundaries.** Where the Planning Commission determines it appropriate, an opaque screen shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses, unless otherwise provided.
 - a. Except where otherwise provided, the screen shall have a minimum height of six (6) feet.
 - b. Acceptable construction materials for screens shall only include ceramic tile, stone, brick, concrete panel, concrete block, vinyl, or such other materials as the Planning Commission may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the City Engineer.
 - c. No signs or sign supports shall be permitted on any required screen or fence.
 - d. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, such as in the case of hillside developments, the Planning Commission may review and approve other methods of screening such as bermed landscaping, open construction, screen height, placement of screen or other types of screening.
 13. **Site Plan Review.** All "Institutional Care" developments and uses shall have a formal site plan review. All site plans shall be approved by the Planning Commission. Site Plan Review may be done concurrently with the Conditional Use Permit approval process.
- C. **Required Amenities for Institutional Care Facilities.** The following amenities are required for all developments under this section, including all multi-unit developments, and similar developments intended for independent or assisted living.
1. Elevators. All two-story or greater multi-unit buildings shall include at least one [1] elevator per building.
 2. Common Areas. All projects shall provide accessible common areas. For multi-unit enclosed projects, the common areas shall also exist within the building. Such indoor common areas and accents may include a meeting area, laundry facilities, large furnished lobby, art work within the hall ways, library, reading room, game room, or exercise room. Exterior common areas may include a walking path, garden area, outdoor sitting area, and an outdoor eating area. Additional amenities may include an indoor/outdoor swimming pool, pharmacy, beauty salon, ancillary interior convenience store for residents only, nursing station, class rooms and patios.
 3. Transportation. All Institutional Care Facilities shall provide transportation options for its' residents. Such transportation may include van service operated by the facility or contracted out to a multi-facility provider. Such facilities are encouraged to be located near mass transit lines (bus or rail) to provide alternative travel options for its' residents. Such facilities shall provide connections to public sidewalks, trail systems and other compatible land uses.
 4. 24-Hour On-Site Facilities Manager. All Institutional Care Facilities shall provide at least one on-site facilities manager 24 hours per day, 7 days per week. The position may either be a live-in manager, or regular employee staffing.
- D. **Required Amenities and Development Standards for "Transitional Care Developments".** The following amenities are required for all "Transitional Care Developments" that are developed under this section. A Transitional Care Development must contain at least two of the following land use classifications to qualify under this section:

The project shall be developed as a cohesive development that will allow residents to remain in the same location during the transition period from total independence to total dependence. The facility should be constructed in a campus setting allowing residents to transition from one location to another within the same complex. These standards do not apply for stand-alone assisted-living facilities, nursing homes, or other similar living arrangements not associated with the campus setting.

1. Parking. Parking for all uses shall be in accordance with Chapter 15-15, Planned Unit Development. No parking shall be permitted in the minimum front, side, or rear landscape setback areas. Unless otherwise approved by the Planning Commission, no parking shall be permitted between the street and all main buildings.

EXCEPTIONS:

- a. Twin-Home Developments may utilize private driveway areas for parking.
 - b. The completed parking ratio may be reduced to one space per unit for any congregate care facility within the development, and to one-half space per unit for any assisted living center or nursing facility within the development, provided that adequate space is created and landscaped that can be converted to additional parking stalls to comply with the minimum standards as set forth in the Planned Unit Development Ordinance in this Chapter. The area that is held in reserve for additional parking shall not be located within a required landscape setback area, and shall not be used in the calculations for any required landscaping or open space coverage percentage. **This exception does not apply to any other type of land use, such as single family dwellings, twin homes, or traditional multi-family projects that may be associated with the Transitional Care Development.**
2. Building Design. All buildings shall have a residential look, utilizing a pitched roof, and incorporate design elements such as dormers, porticos, quoins, windows, shutters, or other residential elements as determined by the Planning Commission during review.
 3. Common Areas. All projects shall provide accessible common areas. For multi-unit enclosed projects, the common areas shall also exist within the building. Such indoor common areas and accents shall include a meeting area, laundry facilities, large furnished lobby, art work within the hall ways. Exterior common areas shall include a walking path, garden area, outdoor sitting area, and an outdoor eating area. Additional amenities may include an indoor/outdoor swimming pool, pharmacy, beauty salon, nursing station, class rooms and patios.
 4. Application of PUD Development Standards. All projects developed under the "Transitional Care Developments" Category shall comply with all requirements of the Planned Unit Development Standards in this Chapter, unless it can be demonstrated to the Planning Commission that the proposed amenities are an appropriate deviation from such requirements.
 5. Transportation. All "Transitional Care Developments" shall provide transportation options for its' residents. Such transportation may include van service operated by the facility or contracted out to a multi-facility provider. Such facilities are encouraged to be located near mass transit lines (bus or rail) to provide alternative travel options for its' residents.