

15-29-4 **ELDERLY HOUSING ZONE - BRIM & ASSOCIATES**

(a) General Objectives and Characteristics of the Zone. The SD(EH) Zone is established to provide an area for Elderly Housing, including nursing homes, convalescent centers and assisted living centers. This zone is not intended for hospitals, clinics or health care centers.

To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.

(b) Uses. The only uses permitted are those specifically listed or otherwise interpreted to be similar to those listed as permitted by the Planning Commission.

- Nursing Care Facility
- Residential Health Care Facility

(c) Development Standards.

(1) Parcel Size. A Planned Elderly Center 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 35 feet from average grade.

(3) Building Setbacks. No building shall be closer to a public street right-of-way than 30 feet.

(A) The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs, and similar coverings may project into the front setback area as maximum of ten (10) feet.

(B) Side setback areas shall be a minimum of ten (10) feet excluding canopies, and overhangs except where a side property line abuts a residential 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 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) Parking. Parking for all uses shall be in accordance with the following ratio: .5 spaces per bed. No parking shall be permitted in the minimum front, side, or rear landscape setback areas, except where a side or rear landscape setback area abuts a residential zone.

(5) Loading. All loading and unloading operations shall be performed on the site. Off-street berths, where required according to the schedule below, 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) feet high. Adequate turning and maneuvering space are to be provided between the lot lines.

(6) Driveway and Curb Opening. In establishing permissible curb openings and sidewalk driveway crossings for access to private property, they shall not be authorized where they would interfere with the movement of vehicular traffic, with public improvements, or with the rights of the public in the adjacent street or alley, and in no case shall any curb opening be of greater length than necessary for reasonable access to the property to be served thereby. In determining the length of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the length of the curb opening. The curb opening or width of each driveway shall be defined as the throat width of the driveway at the inside point of the curb transition radius at the top pace of the curb.

The following standards shall apply in determining the size of curb openings and location of driveways:

A. Driveways shall have a minimum end transition (curb radius) of ten (10) feet and a maximum of thirty (30) feet. There should be at least twenty-four (24) feet of full-height curb between the end transition point (point of curvature at the curb lines) of any two driveways serving one piece of property.

B. Curb openings for driveways shall be regulated by the following standards:

1. Where the width of the adjacent public right-of-way is less than eighty (80) feet, no curb opening for a driveway shall be longer than thirty (30) feet, except as noted in subsection (c) of this subsection.

2. Where the width of the adjacent public right-of-way is eighty (80) feet or more, no curb opening for a driveway shall be greater than thirty-three (33) feet, except as noted in subsection (c) of this subsection.

3. Wherever a common driveway is constructed serving two or more properties, that common driveway and curb opening will have a maximum width not to exceed thirty-six (36) feet.

C. The total length of all curb openings shall not exceed forty percent (40%) of the frontage. For corner lots, the total length of curb openings shall not exceed thirty percent (30%) of the combined frontages.

D. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:

1. Twenty-five (25) feet if the intersection is signalized;

2. Twenty-five (25) feet if the intersecting street's right-of-way is greater than sixty-six (66) feet; and

3. Twelve (12) feet if the intersecting street's right-of-way is equal to or less than sixty-six (66) feet.

E. Where the construction of more than one curb opening is required, a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage or parking of vehicles.

F. No curb opening will be approved which contemplates vehicles encroachment on any portion of the street right-of-way for loading, standing or unloading.

G. Curb openings must serve only legal off-street parking spaces or loading zones.

H. Curb openings shall be entirely within the extension of the side property lines extending perpendicular to the street center line.

I. Curb openings and driveways shall be paved and provide for adequate drainage.

J. Curbs for driveway approaches shall be of the radius type and be provided with wheelchair ramps.

K. Any unused or abandoned curb openings or portion thereof shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the City shall proceed to do such work and all expenditures so incurred shall be charged against the owner or agent.

L. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.

M. No object shall be so situated as to interfere with the required sight-distance of intersections as set forth in the AASHTO specification.

(7) Storage Areas

A. All outdoor storage, including vehicle 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.

(8) 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.

(9) Landscaping and Suggested 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).

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 the 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 fifteen (15) 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 three (3) feet between parking areas and side or rear property lines.

b. A minimum of three (3) 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 and shall have large trees and shrubs planted to form a buffer between uses. Buffer areas may be approved with interval landscaping when not open to view from public rights-of-way and where it can be shown that the buffer areas will conform to the intent of this ordinance.

(10) Screening at District Boundaries. 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 total height of six (6) feet.

B. Acceptable construction materials for screens shall only include ceramic tile, stone, brick, concrete panel, concrete block, or such other materials as the Planning and Zoning Commission may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the Engineering Department.

C. No signs or sign supports shall be permitted on any required screen.

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.

(11) Signs. Signs are permitted in this district subject to the provisions of the Sandy City sign ordinances, Chapter 15-17.

(12) Procedure. All permitted uses proposed for development shall be subject to the site plan review process and submittal requirements as outlined in Chapter 15-22.