

SECTION 575

=

ELDERLY HOUSING

For purposes of this regulation, "elderly housing" shall meet all federal and state guidelines pertaining to age and/or handicap requirements. The Town of Killingly may require that a deed restriction be placed in perpetuity upon the land records limiting the use of such facility to those persons as defined above. [\(Amend. of 8/19/98\)](#).

Planned Elderly and congregate housing are a Special Permit use.

Planned Elderly Housing shall only be permitted in the GC, LD, MD, and RH-Borough zones in accordance with the following provisions;

1. Public Sewer & Water must be used.
2. The development must meet the minimum lot size for the zone, and may not exceed 15 acres.
3. The development ~~must~~ must comply with the zone minimum setbacks and frontage requirements.
4. The development shall not exceed 35% maximum lot coverage. [\(Effective 9/1/98\)](#)
5. The development must comply with the Off Street Parking Design requirements; Section 530.2. as amended.
6. Parking shall be provided at a rate of at least 3/4 space per dwelling unit and shall not exceed 2 spaces per dwelling unit.
7. The development shall comply with the maximum height requirements for the zone.
8. Driveways shall be privately owned and maintained, unless the Elderly Housing project is owned, or to be owned by the Town of Killingly. Driveways shall be constructed to Town standards, as amended.
9. Side and rear yards shall be established as planted buffers to provide privacy between the Elderly Housing project and abutting properties.
10. Sidewalks shall be provided to interconnect the projects main entrances, parking areas, community facilities, and the road where the frontage is (are) calculated. A pedestrian circulation system shall be so designed as to provide wherever possible for separation between pedestrian and vehicular traffic.

All such walks shall be designed and built to provide for wheelchair access. The Commission may require that existing walks on the subject property be upgraded

for wheelchair access. Sidewalks shall be constructed to Town standards, as amended.

11. Solid waste receptacles shall be provided on-site, and shall be screened from the view from the street giving access and abutting properties. Provisions shall be made for the collection of separated wastes.
12. Elderly Housing densities shall not exceed 15 dwelling units per acre, and may be reduced as a special permit criteria to accommodate wetlands, flood hazard, and lot coverage considerations.
13. Building clusters shall be externally identified. Exterior unit identification (or directories) also shall be provided at driveway intersections, and shall be externally lighted.
14. Accessory structures, including but not limited to 1: Adult Day Care: and 2: community buildings or facilities shall meet the zone setbacks.
15. All Elderly Housing projects shall be designed so as to require minimal earth grading. Final designs shall permit direct and rapid access by emergency response vehicles and teams.
16. Driveways and parking areas shall be lighted. Lighting shall be shielded to prevent direct glare on abutting properties.
17. Passenger pick-up and discharge areas may be provided at the main entrance of each building.
18. Access drives shall be located with due consideration for the presence of nearby curb cuts, traffic volumes and patterns and vehicle turning motions. The Commission may modify the location of a proposed access drive if the proposed location is found to be unsafe relative to the items listed. Access drives shall be constructed to town standards, as amended.
19. The developer shall furnish such performance bond or bonds that may be determined by the Planning and Zoning Commission to assure performance in the construction of public utilities, and other facilities in accordance with the approved plan and to protect the public interest in the event of abandonment of the project by the developer.
20. Utilities in a Planned Elderly Housing development shall be installed underground where practical.
21. Principal buildings within a Planned Elderly Housing development shall be coordinated in terms of architecture, color, texture and scale, so as to be compatible with the surrounding neighborhood.