

## **ASSISTED LIVING FACILITY OVERLAY DISTRICT**

### **PURPOSE**

An Assisted Living Facility (Facility) is a residential facility intended for individuals not able to live independently and may include the full range of nursing care from total to only partial assistance. Such Facility may provide shared food preparation services but also may allow limited residential unit food preparation areas and may provide common recreational, laundry, social, medical and service facilities for the exclusive use of residents of the Facility.

### **SPECIAL PERMIT REQUIREMENT**

Facilities may be allowed in any Zoning District by Special Permit, in accordance with the Special Permit section of the Zoning Bylaws, from the Planning Board if the following conditions are met:

1. The maximum number of residential units or beds allowed on a site shall be determined by the Planning Board based on such factors as but not limited to, impact on the neighborhood including the scale and architecture of the Facility in comparison to the surrounding neighborhood.
2. The Board of Health confirms that the assisted living facility can be accommodated with respect to onsite septic disposal and any other standards of the Board of Health.
3. At least 15% of the units or beds shall be deed restricted as affordable (monthly costs cannot exceed 30% of monthly income) for those individuals who qualify (at or below 80% of the median income for the area).
4. A local preference policy shall be administered providing 70% of the units for Town residents or Town employees.
5. Dimensional requirements: front setback-50 feet; side setback-25 feet; rear setback-50 feet; maximum building height-40 feet.
6. The Site Plan Review section of the Zoning Bylaws shall be applicable to all proposed Facilities. The Nursing Home land use in the Parking Space Schedule of the Site Plan Review section shall be used to determine the allowable number of parking spaces.
7. Accessory uses within the residential building as may be desirable for the convenience of the residents including, without limitation, barbers/hairdressers, retail sales, restaurants, snack bars, gift shops, laundry services, banking and financial services, business and professional offices subject to the following conditions:
  - (a) Accessory Uses shall be solely for the use and convenience of the residents and staff of an Assisted Living Residence;
  - (b) Accessory uses shall be wholly within a residential building and shall have no exterior advertising display.