

Elder Care Facilities Land Use Goals

Issue: Elder Care Facilities are permitted by special use permit. As such, guidelines are needed to provide direction on where and at what scale these land uses are appropriate.

Goal 1: Criteria for the Location of Skilled Nursing Facilities, Convalescent Homes, Assisted Living Facilities, Congregate Care Facilities, and Retirement Housing

Plan for sufficient and varied choices for the location of elder care facilities.

Policy 1.1: Designate Appropriate Locations -

Elder care facilities should be located in areas identified on the Future Development Plan for Medium-, Medium-High- and High-Density Residential or Commercial uses.

- a. Allow the option of locating elder care facilities in areas designated for Office uses where the elder care facility will serve as a transitional use to residential development. Avoid locating elder care facilities in identifiable office corridors or office parks where the introduction of a residential use will interrupt the continuity of a contiguous office project.
- b. Allow the option of locating elder care facilities in areas designated for Public and Semipublic uses where the scale, massing and design of the proposed facility is compatible with the scale, massing and design of surrounding land uses.

Policy 1.2: Limit Access -

Direct access to elder care facilities should be from thoroughfares or collector streets as defined in the Comprehensive Plan.

Policy 1.3: Encourage Development Compatibility -

- a. The architectural design, building materials, location of service areas, setbacks, scale, massing, height, and signage of elder care facilities should be consistent with the adjacent development.
- b. Encourage the use of additional setbacks, landscape buffers and architectural detailing where the adjacent development is less intense than the proposed elder care facility.

Policy 1.4: Ensure Quality Development -

Encourage emphasis on open space, access to light and air, pedestrian access and connectivity, access to services, and the availability of amenities generally associated with residential developments.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.