

Are you in favor of the adoption of the following amendments to the Atkinson Zoning Ordinance?

Insert into the existing section the following:

Article III: DEFINITIONS

Assisted Living	means it provides supportive care for senior persons who require assistance with activities of daily living
Congregate Senior Living	Housing for senior persons with separate apartments and shared services and common areas
Continuing Care	A tiered approach to providing care through the aging process
Dwelling Unit	(for Long Term Care Facilities) one or more rooms for cooking, sleeping and sanitation
Senior Person	A person having reached the age of 55 years
Senior Household	A household with at least one senior person
Independent Living Facility	Dwelling Unit intended for independent living, which may include additional services
Long Term Care Facilities	A continuum of housing for seniors ranging from independent living through assisted living, to skilled nursing, and may include respite care and rehabilitation and hospice services
Medical Rehabilitation	means it provides follow up care and rehabilitation services for patients following illness, injury, or surgery
Nursing Home	means is provided full time care and monitoring for persons unable to live independently, exclusively for seniors

Insert into the existing section the following:

Article V: Section 510 - Permitted Uses:

a. Long Term Care Facilities

Note "Y" for Yes, in every zone, with footnote "4" to designate Site Plan approval required

Add the following new Section (4200) into:

Article IV – General Provisions

4200 Long Term Care Facility Developments (2021)

4200:1 Developments for long term care are planned to:

- a. provide a continuum of housing choices and care options for senior persons which may range from independent living, congregate senior living, assisted living, and skilled nursing, and may include respite care and rehabilitation and hospice services
- b. allow for provision of associated services routinely used by senior persons
- c. provide structural, building and site designs and layouts that are uniquely adapted to the needs of senior persons

4200:2 Dwelling types allowed under this section may contain combinations of the following and a single development may include multiple structures.

- a. Single dwelling unit structures, detached or attached
- b. Multi dwelling unit structures, up to 8 dwelling units per structure
- c. Congregate Senior Living structures that provide efficiency apartments with kitchenette, 1 or 2 bedrooms, sitting area, full bath along with the following communal areas: dining, indoor and outdoor recreation, social interaction and entertainment, containing up to 100 units per structure
- d. Assisted Living, distinctly not hospital or nursing home, where assistance with activities of daily living is routinely provided
- e. Nursing Home, only as licensed by the State of NH Dept of Health and Human Services

4200:3 Associated Services allowed under Section 4200 may consist of any of the following (specifically for residents, guests and workers at these facilities):

- a. Dining rooms, cafeterias, coffee shops, with related preparation and serving
- b. Social areas, game rooms, meeting rooms, recreational and exercise areas
- c. Administrative offices
- d. Mail service and package delivery facilities
- e. Minor retail services (e.g. gift shops, convenience stores, barbers and salons)

- f. Rehabilitation and physical therapy centers, medical offices,
- g. Banking options
- h. Cleaning services
- i. Other services incidental to the daily living of elderly residents

4200:4 Long Term Care Developments under this chapter shall be reviewed by the Atkinson Planning Board as Commercial uses under the Site Plan Review Regulations. They can be allowed on any suitable parcel situated in any zone.

4200:5 Criteria for approval

- a. Developments under Section 4200 shall adhere to all provisions of the Atkinson Zoning Ordinance unless specifically exempted within Section 4200.
- b. The number of senior person bedrooms shall be based on the number of bedrooms allowed under RSA 485-A and associated Administrative
- c. Distance between structures including any projections (e.g. decks, steps, bulkheads) shall be a minimum of 25 feet.
- d. The occupancy of dwelling units in the development shall be limited to senior persons 55 years of age or older.
- e. Plans for developments under this section shall meet all requirements for Site Plan Review, see Article V Section 510 footnote #4, unless specifically altered below.

Rules.

4200:6 Specific Site Plan Requirements for Section 4200

- a. Parking Calculations: refer to Site Plan Review Regulations.
- b. Screening and Buffering
 - i. Landscaped Buffer as defined in Zoning Ordinance Article IV Section 600:11 and the following requirements shall apply:
 - ii. Buildings, parking areas, and traffic flow will be at least 100 feet from property boundaries in Residential Zones and 75 feet from boundaries in Non Residential Zones and within the SCR district, on the sides and rear of the parcel.
 - iii. Screening shall be required by way of vegetation, or berms or fencing that provide a visual barrier and may be placed within the buffer.

- iv. Parking and traffic circulation will not enter the buffer except for primary and secondary access ways.
- v. Buildings will be set back from the front lot line by a minimum of 75 feet.
- c. Green space within the developed areas, excluding the Landscaped Buffers, will be a minimum of 10% of the developed area. Green space may consist of paths and landscaped court yards. Tree strips will be placed along interior roadways, and within parking areas per our Landscaping regulations in Site Plan Review Regulations. Recreational areas and walking paths will not encroach into the Landscaped Buffer areas.
- d. Outdoor lighting will illuminate parking and walkway areas, and will be designed in such a way to have minimal effects on neighboring properties.