

1 **Motion for Article 12**

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3 MOTION;

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5 Move to amend the Zoning By-laws by adding a row to Table 4.2 of Manchester-by-the-Sea
6 Table of Allowed Uses in Section 4 to indicate Senior Housing as an allowed use by special
7 permit in Single Residence Districts A, B, and C, Residence Districts D1 and D2, E, General
8 District and Limited Commercial District, and to add Section 9.3 Senior Housing as follows:
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10 **Section 9.3: Senior Housing**

11 **9.3 SENIOR HOUSING**

12 **9.3.1 Purpose.** The objectives of this Section are to achieve the following public purposes:

13 1. To provide for the development and use of alternative housing and nursing care for
14 seniors.

15 2. To create home health care, housing and other supportive services for the senior
16 population outside of an institutional setting.

17 3. To provide housing which is less costly.

18 4. To provide such accommodations in a manner harmonious with the surrounding land
19 uses while protecting community character, natural resources and open space.

20 **9.3.2 Definitions.** See Section 2, “Senior Housing Facility.”

21 **9.3.3 Applicability.** The Planning Board may grant a special permit for a Senior Housing
22 Facility as defined in Section 2 as set forth in the Table of Allowed Uses, subject to the
23 requirements of this Section.

24 1. This Section shall not apply to Senior Housing Facilities existing on the date of
25 adoption of this Section.

26 2. Senior Housing located in the Limited Commercial District must be part of a larger
27 complex of Senior Housing (as defined in Section 2) and senior-oriented facilities which
28 may include assisted living, long-term care, nursing, and adult day care programs.

29 **9.3.4 Dimensional Requirements and Design Standards.** Dimensional requirements and
30 design standards shall be as follows:

- 31 1. Minimum Lot Size. The minimum lot size (square feet) shall be that required in the
32 District.
- 33 2. Building Height. Any addition or new construction shall not exceed 35 feet in height
34 in a Residence District or 45 feet in height in a General or Limited Commercial District.
35 By separate special permit, the Planning Board may allow building height greater than
36 that set forth above. This shall not preclude the reuse and renovation of existing
37 structures which may exceed this height limit.
- 38 3. Building Coverage. The maximum building coverage, including accessory buildings,
39 shall conform to the requirements for new construction or expansion of existing
40 structures in that District.
- 41 4. Building Setbacks. Buildings shall have the setbacks required in the District.
- 42 5. Setback from Residential Dwellings. All buildings associated with the Senior Housing
43 Facility shall be no closer than 50 feet from existing residential dwellings; however, with
44 respect to accessory structures not greater than 300 square feet, the Planning Board, in its
45 discretion, may reduce said setback by an amount up to but not greater than 30 feet if it
46 determines that said structure will not adversely impact the use and enjoyment of the
47 existing residential dwelling.
- 48 6. Minimum Lot Frontage. The minimum lot frontage shall conform to the requirements
49 of the district where such use is located.
- 50 7. Design Standards. In addition to the listed requirements the following shall be
51 required:
- 52 a. Senior Housing shall be limited to no more than two (2) bedrooms per living
53 unit.
- 54 b. At least one bedroom and bathroom shall be located on the same floor as the
55 kitchen and living/family room.
- 56 c. Maximum area shall be 1200 sf for a 2 bedroom unit; 900 sf for a one
57 bedroom unit; and 600 sf for a studio unit.
- 58 8. Town Services. Where available, facilities shall be serviced by public water and sewer
59 of sufficient capacity to serve the project. Any extension and/or replacement of sewer
60 and/or water lines necessary to provide sufficient capacity shall be the responsibility of
61 the applicant.
- 62 9. Transportation Services. The operator of the facility shall be encouraged to provide or
63 arrange for transportation to town services and facilities.

64 10. Common Open Space: In the Residence Districts, there shall be an area of common
65 open space equal to at least 20% of the lot area. The common open space shall be
66 retained in perpetuity for conservation or passive recreation use. No more than 25% of
67 the minimum required open space shall be situated within wetlands. The Planning Board,
68 in its discretion, may reduce this requirement.

69 11. Parking. The minimum number of parking spaces required in Section 6 may be
70 altered by Special Permit.

71 12. Access and On-site Circulation. Adequate on-site circulation shall be provided to and
72 from the site, taking into consideration the adjacent sidewalks and streets and
73 accessibility of the site and building(s) thereon for emergency vehicles. Adequate
74 provision shall be made for off-street loading and unloading requirements of delivery
75 vehicles and passengers using private transportation.

76 13. Public Safety. The facility shall have an integrated emergency call, telephone and
77 other communication system to provide monitoring for its residents. There shall be
78 sufficient site access for public safety vehicles. A plan shall be approved by the Fire
79 Department for the emergency evacuation of residents with emphasis on ensuring the
80 safety of residents with physical impairments.

81 14. Landscaping. Landscaping and screening is required to obscure visibility from
82 beyond the boundaries of the premises of parking areas, dumpster locations and loading
83 areas. The minimum setback from all property lines of such parking areas, dumpster
84 locations, and loading areas, except for their points of ingress and egress, shall be 15 feet.

85 **9.3.5 Accessory Uses.** The operator of the Senior Housing Facility may also provide optional
86 services on the site for the convenience of residents, including but not limited to transportation,
87 barber/beauty services, sundries for personal consumption, laundry services and other amenities,
88 provided such uses serve primarily the residents and staff of the Senior Housing Facility and the
89 accessory uses shall be wholly within a residential structure and shall have no exterior
90 advertising display. A Senior Housing Facility may also provide adult social day care to
91 nonresident participants as an accessory use.

92 **9.3.6 Special Permit Procedure.** The procedure for a special permit under this Section shall be
93 governed by the relevant sections of this By-law.