

416 Independent Retirement or Nursing Homes

416.1 Definition

Independent Retirement or Nursing Home - Any premises containing sleeping rooms, with or without kitchens, or living units used by persons who are lodged and furnished with optional meals, health care or other supportive services connected with the activities of daily living; including nursing homes, assisted and independent living projects, rest homes, adult boarding homes and other similar uses primarily intended for the elderly or infirm; and not including group homes, hospitals, clinics or alcohol and drug rehabilitation facilities.

416.2 Special Standards

Independent Retirement and Nursing Homes shall be permitted in LG and DD districts. The minimum size parcel required for the development of these land uses shall be two (2) acres or three-thousand (3,000) square feet for each residential accommodation or living unit within the establishment, whichever is greater. However, elevator-served projects restricted to occupancy by persons of fifty-five (55) years or more in age and less than 80% of the median household income of the County shall only be required to provide two-thousand (2,000) square feet of land area per unit. Site plans for such projects shall be submitted to the Township for review, pursuant to the Township Subdivision and Land Development Ordinance and prior to issuance of building permits, for purposes of ensuring the project provides adequate landscaping, storm drainage, sewer and water facilities, parking and buffering of adjoining properties. Such projects shall also meet the following development standards:

Minimum Lot Width	200 feet
Minimum Front Yard	50 feet
Minimum Rear Yard	50 feet
Minimum Side Yard	30 feet
Maximum Building Height	40 feet
Maximum Lot Coverage	LG District - 65% DD District - 75%
Maximum Building Coverage	LG District - 50% DD District - 65%
Parking Spaces Required	1 space per unit