

Chapter 16.82

SPECIAL HOUSING PROJECTS FOR THE ELDERLY OR HANDICAPPED

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16.82.010 Generally.

A. The Planning Commission may permit the development of special housing projects for the elderly or handicapped, subject to the provisions of this chapter.

B. It is recognized that the elderly and handicapped often have special housing needs and frequently cannot afford conventional housing. In order to reduce costs, densities may be increased beyond those normally allowed by zoning, and parking requirements may be reduced if normal requirements are found to be unnecessary for the type of development proposed.

C. Special emergency response or fire safety requirements may be imposed in order to assure public safety in these unique developments. (Ord. 740 section 10.5.90(A), 1984)

16.82.020 Applicability.

The conditions of this chapter are intended to be applied to either condominium or rental type developments which meet the criteria of housing for the elderly or handicapped. (Ord. 740 section 10.5.90(B), 1984)

16.82.030 Standards and criteria for review.

In reviewing an application for a special housing project for the elderly or handicapped, the Commission shall utilize the standards and criteria which are applicable to other planned unit development proposals, requiring either a conditional use permit or a subdivision approval, depending on whether the development involves the division of property. (Ord. 740 section 10.5.90(C), 1984)

16.82.040 Modification of standards.

The standards normally applied to a planned unit development may be modified by the Commission in the case of special housing projects for the elderly or handicapped, provided

that specific findings of fact are entered in support of such modifications. The Planning commission may:

- A.** Increase the permitted density by not more than fifty percent of that normally allowed within the zone;
- B.** Decrease the amount of required parking by not more than sixty percent of that normally required;
- C.** Decrease the area required for outdoor recreation, if sufficient area is provided for open space and if indoor recreation facilities are provided;
- D.** Increase the amount of permitted lot coverage by not more than ten percent of that normally required;
- E.** Require special emergency access drives, fire hydrants, or other improvements which are intended to ensure the safety of the residents;
- F.** Impose such special conditions of approval as are deemed to be necessary to minimize any adverse impacts of a higher density development upon surrounding properties. (Ord. 740 section 10.5.90(D), 1984)

16.82.050 Higher than normal densities.

Special housing projects for the elderly or handicapped, where densities higher than normally permitted by zoning are requested, shall be encouraged only in locations which are near commercial services. (Ord. 740 section 10.5.90 (E), 1984)

16.82.060 Restrictions on occupancy

The Commission shall require adequate assurance that any development proposed under the conditions of this chapter will be restricted to occupancy by the elderly, handicapped, or such caretakers as may be necessary.