

§267-75. Nursing Homes and Assisting Living Facilities.

These uses may be granted in the R2, R3, R4, B2, B3 and CI Districts in the Rte. 40 CRD, provided that:

A. A minimum parcel area of 5 acres is established and a maximum building coverage of 40% of the parcel is provided.

B. The setbacks of the district for institutional uses shall be met.

C. The density shall not exceed 20 beds per acre of the parcel.

D. In the CI District, consideration shall be given to protection of the residents from impacts of nearby industrial uses:

(1) To minimize exposure to noise and other emissions from roads, parking areas and industrial activities, outdoor active and passive recreation areas shall be buffered with a combination of evergreen and deciduous trees that are at least 6 feet high at the time of planning;

(2) Before opening the facility, its operator shall file emergency evacuation and sheltering plans for the facility with the Emergency Operations Division and the three closest volunteer fire and ambulance companies; and

(3) The Zoning Administrator may deny an application if the proposed facility would be located near an industrial use that constitutes a potential hazard to the residents.

Community input omitted.