

515. Assisted Living Facility

Assisted Living Facilities shall be permitted in the following Zoning Districts:

MS, PRD-1, PRD-2, PRD-3, PBD-1, PBD-2 and PR-BD

Assisted Living Facilities shall meet the provisions of the Zoning Resolution, the density standards of the Zoning District, and the following regulations:

- i. should be designed so as to cluster the residential units and associated buildings based on the net density and provide sufficient open space and amenities area;
- ii. one and one-half (1.5) parking per unit shall be provided. Ten percent of the total parking spaces shall be designated as handicap accessible. The Planning Commission reserves the right to require overflow parking area(s);
- iii. development shall be located on an arterial street or collector street as shown on the zoning map of Washington County, Tennessee;
- iv. all buildings shall be set back from the street right-of-way and from all property lines as required by the zoning district within which the development is located except: where adjacent to the A-1, R-1, R-1A, or R-1B zoning districts, the minimum setback shall be 50 feet. Where adjacent to a state highway, the minimum setback shall be 50 feet;
- v. a planted buffer strip along the side and rear lot lines; and
- vi. no certificate of occupancy shall be issued prior to the issuance of required permits and certificates by federal, state, and local agencies and all required conditions of approval by the Planning Commission.