

DEFINITIONS

Augusta Zoning

Elderly Housing: The city does not have a definition of Elderly housing.

TABLE 5.1.14-A SCHEDULE OF REQUIRED OFF-STREET PARKING

Land Use	Unit of Measure	Standard—# spaces
Residential:		
Single-family, efficiency, and multifamily	du (dwelling unit)	2.0/du
Elderly	du (dwelling unit)	1.0/du

Kennebunk Zoning Ordinance

Elderly Congregate Housing: A type of dwelling which is occupied by elderly persons and that provides shared community space and shared dining facilities and normally also provides its residents with housekeeping services, personal care and assistance, transportation assistance, recreational activities, and /or specialized shared service such as medical support services. By “elderly” persons is meant a person 60 years old or older, or a couple that constitutes a household and at least one of whom is 60 years or older at the time of entry into the facility or a disabled or handicapped person as established below. By “share community space” is meant space designed to be used in common for the enjoyment and leisure of residents of the facility, such as, by way of example only, reading rooms, sitting rooms, recreational rooms, rooms for entertaining guest, and exercise rooms. By “shared dining facilities” is meant a room or rooms designed for serving of meals to residents sitting together, plus the kitchen and ancillary facilities required to prepare the meals. An elderly congregate housing development shall include either or both of the following types of residential units:

- Dwelling units, as defined by this Ordinance, that is, single housekeeping units with living, sanitary, a and sleeping and permanent cooking facilities: and
- Residential care units, which do not meet the definition of a dwelling unit because they have no cooking facilities within the units, but which normally consist of rooms with sleeping and sanitary facilities.

Additionally, the term elderly congregate housing includes specialized facilities that provide long-term residential care, such that those designed specifically for persons with Alzheimer’s Disease or other afflictions of the elderly for which specialized care outside of a nursing home may be appropriate. Elderly congregate housing is distinct from “convalescent or rest home or nursing home”, which is defined separately.

A person who meets the definition of “disabled” or “handicapped” as set forth in Section 501 (b) of the Housing Act of 1949, the Fair Housing Act, the Americans with Disabilities Act or the Rehabilitations Act of 1973, or in regulations issued by either the United States Department of Housing or Urban Development or the United States Department of Agriculture, Rural Development shall be deemed to meet the elderly congregate housing age requirements of this ordinance and may occupy dwelling units within such elderly congregate housing developments even if that person is not 60 years or older or is not part of a household with another member who is 60 years or older.

Parking Requirement: 1 space/dwelling unit + 1 space/employee at Peak shift + 1 space/6 residential care units

Kittery Zoning Ordinance

Elderly housing: means a residential use occupied principally by residents who are at least fifty-five (55) years of age (or in the case of a couple, at least one of whom is at least fifty-five) years of age) in which the accommodations are all dwelling units with private bathrooms and cooking facilities. Occupants of this residential use may also include handicapped individuals of any age. This housing does not provide a regular program of services to all of its residents although individual residents may arrange for the provision of services within the facility. Elderly housing includes very limited shared community space and shared dining and kitchen facilities but may include limited facilities for allied health services, social services, and personal services such as physical and occupational therapy, a beauty shop, recreational programs, elderly day care, and similar programs. The use of these facilities must be accessory to the primary residential use of the facility but may be open to nonresidents of the facility. Elderly housing does not include eldercare facilities that are typically referred to as independent living units, congregate care units, assisted living units, dementia or Alzheimer’s units, or hospice units, or a nursing care or convalescent care facility that provides nursing services.

Parking Requirement: 1.5 spaces/dwelling unit w/< 2bedrooms or 2 spaces > 2 bedrooms

Saco

Elder/Disability Housing Facility: A housing project or development that provides housing in dwelling units for senior households in which a head of household is at least 55 (fifty-five) years old or for disabled persons regardless of age. The project does not provide a regular program of supportive services or meals to its residents but may include facilities for outside agencies or programs to provide services to residents. Disabled means having a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities, and having a record of such a disability or are regarded as having such a disability. Elder/Disability Housing Facilities shall not average more than 1.5 bedrooms per unit. (Amended 5/21/12)

Parking Requirement: 1 space per 2units

Elder/Disability Housing Facility –Limited Service:

A housing project that provides housing in dwelling units or other Accommodations such as suites or individual rooms for senior households in which a head of household is at least 55 (fifty-five) years old or for disabled persons regardless of age. The project provides a regular program of supportive services and/or meals to some or all residents but does not provide twenty-four hour a day care or medical oversight. In addition to the residential facilities, the project may include common facilities to provide services to residents. This use may include facilities that are commonly referred to as retirement housing, congregate housing, or independent living centers that provide limited support services. Elder/Disability Housing Facilities –Limited Service shall not average more than 1.5 bedrooms per unit.
(Amended 5/21/12)

Parking Requirement: 1 space per three units

(d) Multi-Family Dwelling: A building containing three (3) or more dwelling units, such buildings being designed exclusively for residential use and occupancy by three (3) or more families living independently of one another, with the number of families not exceeding the number of dwelling units. The term also includes apartments located in commercial structures containing commercial space as the principal first floor use.

Parking Requirement: Multifamily residential restricted to elderly -1 space per two units

Wells ME, Zoning

Elderly Housing: Housing units intended for and occupied solely by persons 55 years of age or older or an elderly couple one of whom is 55 years of age or older. Elderly housing may have the same common amenities as congregate housing.

Parking Requirement: 1 space/housing unit plus 1 space for each 300 SF of office space

Portsmouth NH Zoning Ordinance

Age-restricted housing: A residential development consisting of independent dwelling units restricted to occupancy by persons at least 55 years old, which may contain limited social or recreational facilities or services for the residents but which do not include centralized dining and on-site medical services. (See also: assisted living facility; congregate care facility; continuing care retirement community.)

Independent living unit: A dwelling unit in a continuing care retirement community (CCRC), in which residents live independently while having access to all common facilities and services of the CCRC, but without the inclusive supportive services typically associated with Assisted Living or Skilled Nursing units

Continuing care retirement community (CCRC):

A residential development that provides multiple elements of senior adult living including independent living units, assisted living units and skilled nursing care, enabling residents to live at a single location as their medical needs change over time. A CCRC includes common dining, recreation and health facilities and other common areas; provides services such as medical, programmed social activities; and may include limited accessory retail and personal services. A CCRC is intended for and solely occupied by persons 62 years of age or older and thereby qualifies as "housing for older persons" under state law.

Parking Requirement: (Age Restricted) 1.25 spaces/dwelling unit