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## § 4.02.04. Design Standards for the Senior Living Overlay District (SLO)

*Latest version.*

*A. Purpose and intent.* The Senior Living Overlay (SLO) District is established to promote development of senior citizen housing products and/or services pursuant to the identified market demand for senior housing products. Any zoning district plot developed or used pursuant to SLO regulations shall not thereafter be used for any purpose other than the provisions of Senior Living unless and until the Zoning Administrator, or his or her designee, has certified in writing that the alternate use satisfies all applicable land use regulations pertaining to the underlying zoning district classification. It is the purpose of the Senior Living Overlay District to provide a process by which housing policies identified in the Comprehensive Plan may be executed.

*B. Lands Subject to SLO District Classification.* The SLO District classification is available as an overlay in the following zoning districts: CBD, R-30, R-20, R-15, R-12, R-10, PUD-R, RD, RA-4, RM-8, RM-12, and FST. Applications shall comply with all other provisions of this UDC and all other applicable laws. In the event of a conflict between the requirements of the SLO District and this UDC, the stricter standard shall apply.

*C. Permitted Uses.* The following uses are permitted in the Senior Living Overlay District:

1. Non-Supportive Senior Living Facilities

## 2. Supportive Senior Living Facilities

### D. Senior Living Development Criteria.

1. Non-Supportive Uses. Non-supportive Senior Living development projects may be introduced under the SLO District, when the proposed use meets all of the following criteria:

a. Residential occupancy shall promote senior citizens 55 years of age or older as defined by the Fair Housing Act as amended from time to time.

b. The impact of the use will be equivalent to those impacts produced by uses otherwise allowed for land development within the underlying zoning classification, with considerations being given to the type of living units, number of living units, the probable number of residents and the generated demand on public facilities and services.

c. The location, size, design, and operating characteristics of the use will be compatible with, and will not adversely affect, the livability or appropriate development of adjacent properties and surrounding neighborhoods, with consideration to scale, size, coverage, and density; to the availability of civic facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impacts of the use.

d. The location, design, and site planning of the use will provide a convenient, safe, attractive, walkable, and functional live, work and play community.

e. The use will be so located as to provide residents easy pedestrian and vehicular access to community amenities such as transit, shopping, services (including medical), parks, recreational facilities, and social and educational activities or facilities.

f. Housing shall be specifically designed for senior citizens and include facilities generally associated with the needs and interests of this age group. Such facilities shall include common meeting rooms, recreation facilities and outdoor open space, secure parking areas, safety bars and rails in units, emergency signal systems, adequate exterior lighting for security, ramps and other provisions required for elderly persons by state law or federal regulation.

g. Portions of projects should incorporate applicable accessibility and "easy living" standards (as administered and copyrighted by a coalition of Georgia

citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia).

h. A minimum of 1.25 parking spaces per unit shall be provided. Overall parking plans for the entire project site shall be in accordance with Chapter 6 of this UDC.

i. If property is located within a locally designated historic district, a Certificate of Appropriateness will be required by the Historic Preservation Commission.

2. Supportive Uses. Supportive Senior Living development projects may be introduced under the SLO District, when the proposed use meets all of the following criteria:

a. All Supportive Uses will follow the criteria set forth in this section of the UDC.

b. Each facility may include a centralized kitchen with dining facilities sufficient to serve all occupants. However, this shall not preclude kitchenette facilities within each unit.

c. A minimum of 0.75 spaces per residential unit shall be provided. Parking plans must include provisions for adequate shuttle services or other public transportation services to serve each facility. Overall parking plans for the project site shall be in accordance with Chapter 6 of this UDC. If property is located within a locally designated historic district, a Certificate of Appropriateness will be required by the Historic Preservation Commission.

E. *Use Limitations.* Subject to underlying base zoning district standards

F. *Lot size and setback requirements.*

1. For all underlying Residential zoning classifications:

a. Minimum lot size: 3 acres

b. For minimum lot widths, road frontage, and setback distances refer to standards for base zoning district

2. For the underlying CBD zoning classification:

a. Minimum lot size: 3 acres

3. For minimum lot widths, road frontage, and setback distances refer to Sections 4.01.01. The referenced minimums may be decreased by the city staff upon proper showing that such is necessary to provide compatibility with adjacent land uses.

4. Density bonuses may be allowed where necessary to incorporate a unique design feature such as rear parking, gardens and courtyards or architectural features.

G. For underlying, residential zoning classifications, refer to table 4.01.02 that specifies the site standards for underlying base zoning districts.

H. *Landscape Buffers and Screening Requirements.*

1. Landscape Buffers. Refer to Sections 3.07.00, for guidelines by Base Zoning District.

2. Screening Requirements

a. Unless otherwise noted within this overlay district's requirements, any property within the SLO district which abuts a more restrictive residentially zoned property shall have a minimum 20-foot (for Non-Supportive uses) or 40-foot (for Supportive uses) landscaped screening or maintained natural buffer adjacent to all residential property. Minimum buffers may be increased by city staff based on existing conditions such as tract size or topographic conditions in order to provide compatibility with adjacent residential uses. When abutting a non-residentially zoned property, a minimum 10-foot landscaped screening or maintained natural buffer is required subject to approval by city staff.

b. Refer to UDC Chapter 4 for guidelines by Base Zoning District.

I. *Environmental Requirements.* Any development must meet all federal, state and local requirements relating to flood plains, wetlands, river corridor protection and stream buffers subject to the provisions in Chapter 3. No flood plain and/or wetlands may be used in calculating the overall density of the development.

J. *Building and Structure Requirements.* Building and Structure Requirements shall meet the requirements of this UDC unless otherwise addressed in this section.

K. *Accessory Buildings, Structures, Uses and Decks.* Building and Structure Requirements shall meet the requirements of this UDC unless otherwise addressed in this section.