

~~810 — NURSING HOMES~~

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~~810.01 — CONDITIONAL STANDARDS~~

~~The following conditional standards shall apply:~~

~~A. — Minimum Lot Size:~~

~~One to five beds: 10,000 square feet~~

~~Six to 10 beds: 15,000 square feet~~

~~11 to 15 beds: 20,000 square feet~~

~~Plus 800 square feet for each bed over 15 beds~~

~~B. — Design Review: An application for a nursing home shall be subject to design review pursuant to Section 1102.~~

~~C. — Minimum Setbacks: Minimum front, rear, and side yard setbacks shall be the same as the underlying zoning district unless the Hearings Officer finds that a greater setback is indicated by uses and structures on surrounding properties or unique circumstances of the site.~~

~~D. — Fence: A fence of at least five feet in height shall be provided between property used for a nursing home and any contiguous residential property.~~

~~E. — Public Facilities: A nursing home shall be served by public sewer and water.~~

~~F. — Access: A nursing home shall be located within one quarter mile of a road with a functional classification of collector or higher as identified on Comprehensive Plan Map 5-4a, *Road Functional Classification, Urban*, or 5-4b, *Road Functional Classification, Rural*.~~

~~G. — Signs: Signs shall be subject to Section 1010.~~

[Amended by Ord. ZDO-246, 3/1/14]