

**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]