



DEVELOPMENT REVIEW APPLICATION

Planning Division
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ELDERLY (SENIOR) HOUSING USE FORM, ZR§890

Purpose

Check here to verify that you have read and understand the purpose of Milton's senior housing provisions.

Density, Occupancy and Ownership

Does the proposed lot size correspond with the allowable minimum lot per complex associated with the water/wastewater provision per ZR890?

- No (*this requires a variance*)
- Yes

Enter the minimum buildable land area and parking associated with the unit types and water/wastewater according to ZR§890.

Unit Types	Number of Units	Required Square Footage
Efficiency Units		
1-Bedroom Units		
2-Bedroom Units		
Total		

Do the units comply with the area with the minimum and maximum gross floor area requirements of ZR890?

- No (*this requires a variance*)
- Yes

Check here to verify that you have you read, understood and accept the occupancy limits for the unit types.

Check here to verify that all buildings in the complex shall be located on the same lot, and that the lot shall be under common ownership.

Parking

Calculate the parking requirements using the table below.

Parking Type	Parking
Resident Parking: one (1) per unit (<i>enter total number of units</i>)	
Visitor Parking: one (1) per four (4) units (<i>divide total units by 4</i>)	
Totals	

Check here to verify that the parking is conveniently located for access to the dwelling units.

Site Design Considerations

Check here to verify that you have read, understood and taken into consideration the following:

- (a) Site Plan approval shall be required for ELDERLY HOUSING COMPLEXes and particular attention shall be given to adequate lighting, sufficient sidewalks, and safe ingress/egress for vehicular traffic.
- (b) A canopied drop-off area may be permitted within the required setback area or front yard of the complex for the convenience of the elderly residents.
- (c) The architectural design and arrangement of buildings shall be residential in character and consistent with the appearance of the community in general and the neighborhood in particular.
- (d) The Development Review Board may require that all roads within the Complex be built in accordance with the "Public Works Road Specification Standards."

Open Space

Check here to verify that you have read and understood the Zoning Regulation's definition of "open space".

For complexes with 10 or more units, check here to verify that you have complied with the open space percentage below.

Zoning District	Percent of Land in OPEN SPACE
R1, M1, M2, M3, M5, M6, DB1	20%
R2, M4, R7	25%
R6	35%
R3, R4, R5, FC	50%

What is the proposed area (in square feet) of open space? _____

Describe the open space:

For complexes located in the M1, M2, M4, M5, and M6 districts, check here to verify that you have complied with the following:

- A minimum of 50 percent of the OPEN SPACE shall be considered community recreation space, where the intent is to encourage the creation of places for recreation and civic activities that foster neighborliness and the space shall be contiguous.
- This space shall not consist of BUFFER STRIPS, parking lots, areas between buildings, or undevelopable land as listed in Section 856.1(b).
- This area shall be maintained by the development, unless accepted by the town as public property.
- Appropriate legal devices to ensure the continued USE of such lands for continued neighborhood use shall protect it.
- The DRB shall approve the location and use of this community recreation space.

Legal Documents

Check here to verify that you have **ATTACHED** legal document(s) establishing a homeowners association pursuant to ZR890.7(a).

Check here to verify that you have **ATTACHED** a report, per ZR890.7(b), describing how the project complies with the provisions of all applicable federal regulations that affect the project.