

**3.20 Elementary School Redevelopment District (ESRD) [Adopted 05/30/12]**

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**3.20.1 Purpose** - The District is established to redevelop the area on the site of the historic Plummer, Mason-Motz and Lunt Schools. The site is unique due to the type, size and placement of buildings, the history of use of the property as elementary schools and its proximity to OceanView Retirement Community.

**3.20.2 Conformance with Other Requirements** – All development and use of land within the ESRD District shall conform to all other requirements of the Zoning and Site Plan Review Ordinances except as specifically provided for in this section.

**3.20.3 District Boundaries** - The boundaries of the ESRD are as depicted on the Official Zoning Map.

**3.20.4 Subdivision and/or Site Plan Approval** - The Planning Board, prior to its approval of a Subdivision and/or Site Plan shall find that the application is generally consistent with the Conceptual Master Plan revised through April 17, 2012 and approved May 30, 2012. Add correct date(s).

**3.20.5 Permitted Uses**

- a. Municipal buildings and uses
- b. Living arrangements and services for the elderly and/or people with disabilities including, but not limited to: elderly housing, congregate housing, independent housing with residential support services, assisted living facility, nursing facility or skilled nursing facility, adult day care, senior center, health institution or memory loss care.
- c. outdoor recreational facilities
- d. wholly enclosed place of assembly, amusement, recreation, culture and government
- e. auditorium
- f. business and professional offices
- g. accessory building
- h. private school
- i. retail and service establishments limited to 2,000 gross square feet

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**3.20.6 Dimensional Standards**

**a. Lot Requirements**

All Uses	Minimum Lot Size		Max. Lot Coverage	Min. net residential area per dwelling unit	Min. site size
	Lot Area	Lot Width			
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b. **Setbacks:** There are no required setbacks.

c. **Building Height** - No building shall exceed four (4) stories or sixty (60) feet.

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e.d. **Dwelling Unit Size:** There shall be no minimum dwelling unit size.

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**3.20.7 Master Sign Plan** – Any permanent sign installed within the District shall be depicted on a

master sign plan as approved by the Planning Board. The master sign plan shall be in accordance with Sections 5.11 – 5.19 and shall provide for compatible design elements such as color, form, materials and lighting.

### 3.20.8 Parking

- a. **Setbacks** – The Planning Board may waive the front yard parking setback requirements of Section 9.10.C if the location of the parking is consistent with the Approved Conceptual Master Plan.
- b. **Off-Street Parking** – The Planning Board shall determine the minimum number of off-street parking spaces required. The number and proximity of on-street parking spaces may be considered when determining the minimum number of off-street spaces required.
- c. **Shared Parking** – The Planning Board may allow shared parking on multiple lots and between all uses.

**3.20.9 Underground Utilities** – Notwithstanding Section 9.7.d, existing above ground utility lines may remain above ground. New utilities shall be placed underground.

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~~3.20.9~~**3.20.10 Growth Cap.** Growth caps will not apply in this district.

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### **Div. II-19-1-2. Definitions**

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Add the following new definition.

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Elderly Housing. Housing intended for, and restricted to, individuals 55 years of age or older, or couples where at least one member is 55 years of age or older.

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