

155.506.16 Continuing Care Retirement Communities (CCRC).

- A. A Continuing Care Retirement Community is a planned residential development for senior citizens seeking a secure living environment among their peers, where they are not dependent on themselves for daily necessities. These developments may be located within the R/I district subject to the criteria list here.
- B. STANDARDS
1. A continuing care retirement community may include up to twenty (20) independent living units per gross acre and up to five (5) assisted living units per gross acre and may also include skilled nursing facilities, community buildings and ancillary services.
 2. The lot upon which a CCRC is located must have frontage upon a Class IV or higher street and the main entrance must be from this thoroughfare.
 3. All building forming a part of a CCRC site shall be compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles.
 4. Signage shall comply with the provisions of § 155.608 and landscaping shall comply with the requirements of § 155.606.
 5. The total floor area devoted to accessory uses shall not exceed twenty percent (20%) of the total floor area on the site. The following uses shall be permitted as accessory uses in any structure to so long as such uses are ancillary to the CCRC's use (i.e. meaning they may be used by the residents, employees, business invitees, and guests of the facility but shall not be open to or marketed for use by those outside the community):
 - a. Medical and dental offices and medical and dental laboratories.
 - b. Health and allied services.
 - c. Healthcare facilities, medical offices and ancillary services.
 - d. Photographic studios, including commercial photography.
 - e. Health club, fitness center, physical therapy and spas.
 - f. Banks.
 - g. Retirement community management and maintenance facilities and marketing centers.
 - h. Eating and drinking places, pubs and taverns, retail bakeries, cafeteria services, candy, nut and confectionary stores and miscellaneous food stores.
 - i. Educational services, libraries, book and stationary stores, news dealers and newsstands.

- j. Men's and women's clothing and/or accessory stores, shoe stores, miscellaneous apparel and accessory stores.
 - k. Miscellaneous general merchandise stores, pharmacies, florists, gift, novelty, and souvenir shops, and camera and photographic supply stores.
 - l. Pressing, alterations, garment repair and custom tailors.
 - m. Barbershops and beauty shops.
 - n. Indoor and outdoor swimming pools, putting greens, parks and open space, bowling, billiards and pool.
 - o. Places of worship.
 - p. Motion picture theaters, dance halls and studios, dance schools, theaters and auditoriums.
 - q. Radio and television production and broadcasting facilities.
 - r. Woodshops and arts and crafts studios.
6. Streets located within the interior of a CCRC may be either public or private. In the event the community is accessed by private streets, such access may be limited by means of a gate or other device subject to the Town ordinance on gated accessways. In addition, all private streets shall be designed and constructed in accordance with the standards for private streets adopted by the Town of Matthews.
7. The minimum lot area for a CCRC shall be five (5) acres. The minimum front setback, side yard and rear yard shall be fifty feet (50'). The maximum building height within a CCRC shall be sixty feet (60').
8. A temporary marketing/sales center may be located in a modular or manufactured structure, or site built, so long as all applicable building codes are followed, and the structure is removed from the site no later than one (1) month after the date on which the first Certificate of Occupancy for any building constructed on the site is issued. Alternately, permanent marketing/sales centers may be allowed as long as they meet the parking requirements of the UDO and are architecturally consistent with other components of the CCRC. [formerly 153.195; 153.056(B)(23)]

July 1, 2014

Collin W. Brown
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T (704) 331-7531
F (704) 353-3231

VIA FEDERAL EXPRESS

Mr. Jay Camp
Senior Planner
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105

Dear Jay:

Please find enclosed a Text Amendment Application by Erickson Living. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Collin W. Brown

CWB/tg

Enclosure

cc: Mr. Steven Montgomery (*via e-mail*)

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE
Page 2

What is the intended effect of this request?

1. To add marketing/sales centers as a permitted accessory use.

(continue on additional page(s) as necessary)



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

ZONING APPLICATION FOR ORDINANCE TEXT CHANGE

APPLICATION NUMBER 2014-618 DATE FILED 7-2-14
PETITIONER'S NAME Erickson Living
PETITIONER'S MAILING ADDRESS 701 Maiden Choice Lane, Baltimore, Maryland 21228
PETITIONER'S PHONE NUMBER/EMAIL ADDRESS 410-402-2449 steven.montgomery@erickson.com

I request consideration of the following change in text of the Matthews Zoning Ordinance:

Requested text change is:

a change in wording to existing Section(s)

an addition to Section(s) 155.506.16 Continuing Care Retirement Communities (CCRC)
Existing Section 155.506.16.B.5 Proposed Section 155.506.16.B.5.s

a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section _____ Proposed Section _____

SEE ATTACHED
Proposed revisions shown underlined or ~~struck-through~~

(continue on additional page(s) as necessary)

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