





**BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

Planned Retirement Communities are permitted by Special Exception in every residential zone except the O-S and R-10A Zones. In every zone, except the R-A Zone, a minimum of 12 acre is required, and any type of dwelling may be built. In the R-A Zone, 50 acres is required, and only one-family (attached or detached) dwellings are permitted. This legislation brings the acreage and unit type regulations in the R-A Zone into conformance with the other zones, with an additional requirement that buildings shall not exceed 3 stories. It also requires that the District Council make a finding that there is a need for the facility, and that there is an existing medical facility in the vicinity.