

## **MEMORANDUM**

**TO:** Hampton Planning Commission

**FROM:** Caroline Butler, AICP  
Chief Planner

**DATE:** July 25, 2008

**SUBJECT:** PROPOSED ZONING ORDINANCE AMENDMENTS-  
CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

Recently, the Planning Commission authorized staff to bring forward an amendment to the Zoning Ordinance to include a new use, “Continuing Care Retirement Community”, in various zoning districts. A Continuing Care Retirement Community (CCRC, which also may be known as a Senior Living Facility, Life-Care Facility or Community, or similar name) is a residential community with a choice of services and living situations.

The purpose of a Continuing Care Retirement Community (CCRC) is to encourage the development of appropriate and adequate housing communities for residents with special housing, medical and other needs. A CCRC permits residents to “age in place” by providing a range of facilities such as independent living units (condominiums and/or rental apartments), day care, assisted living, and/or nursing care.

A CCRC provides service and housing packages that allow permanent access to independent living, assisted living, and skilled nursing facilities on the same site. They may also include support services such as offices for staff, assembly areas, day care, and indoor and outdoor recreational facilities. All of the uses that might be included in a CCRC, with the exception of nursing homes, are permitted in the Multiple Dwelling (MD) zoning categories. Since CCRCs offer congregate housing types in a campus setting, the most appropriate zoning districts are the Multiple Dwelling (MD-2, MD-3 and MD-4) categories.

Planning Commission  
Memorandum/ZOA-CCRC  
July 25, 2008

The Zoning Ordinance defines a nursing home as “...any facility or any identifiable component of any facility licensed by the State Board of Health in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of four or more nonrelated individuals, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities, assisted living and nursing or nursing care facilities”.

Because a nursing home can be a critical and necessary component of a CCRC, staff suggests including it as a permitted use in the MD districts, with a Use Permit. The Use Permit process allows public review and evaluation of a nursing home and permits the City Council to attach conditions to its approval. Attached is the proposed Zoning Ordinance language to include nursing homes, with a Use Permit, as uses in Chapter 10, Article II (MD-2 District), Chapter 10, Article III (MD-3 District) and Chapter 10, Article IV (MD-4 District).

If you have any questions or need additional information about this proposal, please feel free to call me; my direct telephone number is 728-5231. Or, you may e-mail me at [cbutler@hampton.gov](mailto:cbutler@hampton.gov).