

19.23.6 Retirement Centers Assisted Care Facilities (Assisted Living Centers, Convalescent Centers, Nursing Homes or Rest Homes and Skilled Nursing Facilities)

19.23.6.1 Classification

19.23.6.2 Specific Regulations

19.23.6.3 Allowable Uses

19.23.6.4 Density Calculations

For the purposes of this Section, **an Retirement Center Assisted Care Facility** is a generic term intended to encapsulate the definitions found in Section 19.23.3 of the following: Assisted Living Centers, Convalescent Centers, Nursing Homes or Rest Homes and Skilled Nursing Facilities. (4-5-17)

19.23.6.1 Classification

Each **Retirement Center Assisted Care Facility** shall be classified in accordance with the definitions included in Section 19.23.3 herein. It is the responsibility of the applicant to demonstrate the type of facility, assurances that the classification will not be altered and to produce and maintain all licenses and permits to operate the facility. (4-5-17)

19.23.6.2 Specific Regulations

Retirement Centers Assisted Care Facilities are allowed only in the zoning districts listed in Section 19.23.10 herein. All **Retirement Centers Assisted Care Facilities** shall satisfy all regulations of the underlying zone, Section 19.23.8 herein and the following:

1. All patrons shall satisfy the definitions of a **retired or elderly person found in Section 19.23.3 herein this Chapter and Utah Code.**
2. Requests for approval of a **Retirement Center Assisted Care Facility** shall be processed as a conditional use and comply with the provisions of this Section, Section 19.23.8 and any other applicable regulation found in the development ordinances of Payson City, specifically Chapter 19.13 of the Zoning Ordinance. The provisions of this Section, Section 19.23.8 and Chapter 19.13 of this Title are hereby established as the criteria for the imposition of conditions by the City Council.
3. An applicant may seek approval to operate more than one type of **Retirement Center Assisted Care Facility** in a single location (i.e. a combination of one or more of the following: Assisted Living Centers, Convalescent Centers, Nursing Homes or Rest Homes and Skilled Nursing Facilities). The City Council is under no obligation to approve the operation of more than one type of **Retirement Center Assisted Care Facility** in a single location. (7-5-06)
4. The minimum setback, lot area, and frontage requirements of the underlying zone may be modified to accommodate the allowable density.

Furthermore, multiple structures may be allowed on a single parcel of land. (8-17-11) (4-5-17)

19.23.6.3 Allowable Uses

The following uses, and no others, are allowed in conjunction with **Retirement Centers Assisted Care Facilities**:

1. Lodging accommodations for residents, supervisory, security and counseling staff
2. Areas for preparation and serving of meals
3. Areas to satisfy the recreational needs of the residents
4. Office space for supervisory, security and counseling staff
5. Medical and therapy equipment, supplies and facilities consistent with the licensure of the applicant

Any use of a **Retirement Center Assisted Care Facility** for a purpose other than defined herein may result in revocation of the Conditional Use Permit needed to operate a **Retirement Center Assisted Care Facility.** (7-5-06) (4-5-17)

19.23.6.4 Density Calculations

Retirement Centers Assisted Care Facilities shall be calculated as Equivalent Residential Units (ERU's). The number of ERU's shall be calculated using the following criteria:

Number of Beds Allowed in Non-Residential Zones

The number of beds allowed in a **Retirement Center Assisted Care Facility** in non-residential zones is calculated by multiplying **twenty (20) thirty (30)** beds by the number of acres in the project. For instance, if there are three (3) acres in the project, the applicant may be allowed to have **sixty (60) ninety (90)** beds in the **Retirement Center Assisted Care Facility.** For the purposes of this Section, the number of units per acre shall be calculated using net acreage exclusive of roadway improvements. The calculation is completed for each bed, not each bedroom because there may be more than one bed in a bedroom. The number of beds allowed includes any supervisory, security or counseling staff that reside at the center. (4-5-17)

Infrastructure Considerations

An applicant seeking approval of a **Retirement Center Assisted Care Facility** shall provide information about the utility service demands of the facility to the City Engineer for review. If it is determined that the **Retirement Center Assisted Care Facility** will place inordinate demand on public infrastructure, the applicant will be required to upgrade the infrastructure to mitigate the impact and restore the service level consistent with the underlying zone. (4-6-16) (4-5-17)

