

# DESIGNED ELDERLY RESIDENTIAL ZONE (DER) SECTION 5.08



Zone purpose: The purpose of the Designed Elderly Residential Zone (DER) is to allow for the creation of high-quality, integrated, residential communities, in association with convenient support and recreational facilities, which meet the special needs of the elderly.

## PERMITTED USES PERMITTED AS OF RIGHT

- Farm, except that the raising of livestock shall require a parcel at least 5 acres in area; and provided that no stable or manure pit is within one hundred (100') feet of any lot line.
- Community Residences for Mentally Ill Adults
- Community Residences for Mentally Retarded Adults
- Forestry activities and related services, upon the issuance of site plan approval by the Commission

## SPECIAL PERMITS

**SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION**

- Philanthropic, educational, religious, cemetery, and charitable uses by a duly incorporated non-profit body or governmental unit
- Club
- Golf Course
- Commercial livery & boarding stables, riding academies
- Indoor or outdoor recreational facilities, including swimming pools and ponds, tennis, health clubs, skating rinks, and similar health, recreational, and sports activities
- Elderly day care centers
- Governmental Services
- Historic and Monument Sites, Parks & Playgrounds
- Railroad/ rapid rail transit lines
- Utilities
- Agricultural related activities, animal husbandry and horticultural services
- Hospital, rest home and convalescent home
- Group Day Care Home
- Excavation and fill
- Commercial propagation and growing of flowers, plants, nursery stock, and berries on parcels of land no smaller than 2 acres
- Commercial greenhouses on parcels no smaller than 3 acres
- Commercial dog kennels on parcels no smaller than 5 acres
- Commercial veterinary hospitals on parcels no smaller than 5 acres
- Recreational facilities accessory to schools and places of worship
- Home Occupations
- Open stands accessory to a farm, subject to the provisions of Section 7
- Single-family, two-family and multi-family dwellings, the occupancy of which is restricted to the elderly
- Congregate Elderly Housing

\*Please see [Section 5 of the regulations](#) for further explanation on all uses listed

## DIMENSIONAL REQUIREMENTS

Please see section 5.08 for information pertaining to setbacks, livable floor area per unit, accessory uses and buildings, etc.

To apply for a permit please click [here](#).