

Section 116-020 Establishment

1. Request for establishment of an Active Adult Community Zone constitutes a petition for legislative action to amend these regulations in accordance with Chapter 200. The petition shall be submitted to the Zoning Commission and shall be signed by the owner or owners of all lots within the proposed zone, provided however, that the zone may also include existing street, highway and utility rights-of-way not owned by the petitioner. Upon receipt, the Zoning Commission shall refer the petition to the Planning Commission and shall hold a hearing and act thereon in the same manner as required for the amendment of these regulations.
2. The use, buildings, structures and site development authorized in an Active Adult Community Zone are permitted subject to administrative approval of a detailed site plan prepared in accordance with the provisions of Chapter 175 of the Zoning regulations and compliance with the following standards which are in addition to the other standards and requirements applicable to the zone:
 - a. Neighborhood – the use of land, buildings and other structures, the location and bulk of the buildings and other structures and the development of the lot shall be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community.
 - b. Provision shall be made for vehicular access to the lot and circulation upon the lot in such a manner as to safeguard against hazards to traffic and pedestrians in the street and upon the lot, to avoid traffic congestion on any street and to provide safe and convenient circulation upon the lot.