



**Department
of State**

Aging in Place

A Division of New York Department of State

“Livable” communities for seniors

- Affordable housing
- Walkability
- Transportation choices and access
- Network of health and support
- Services
- Low crime
- Opportunities for civic engagement

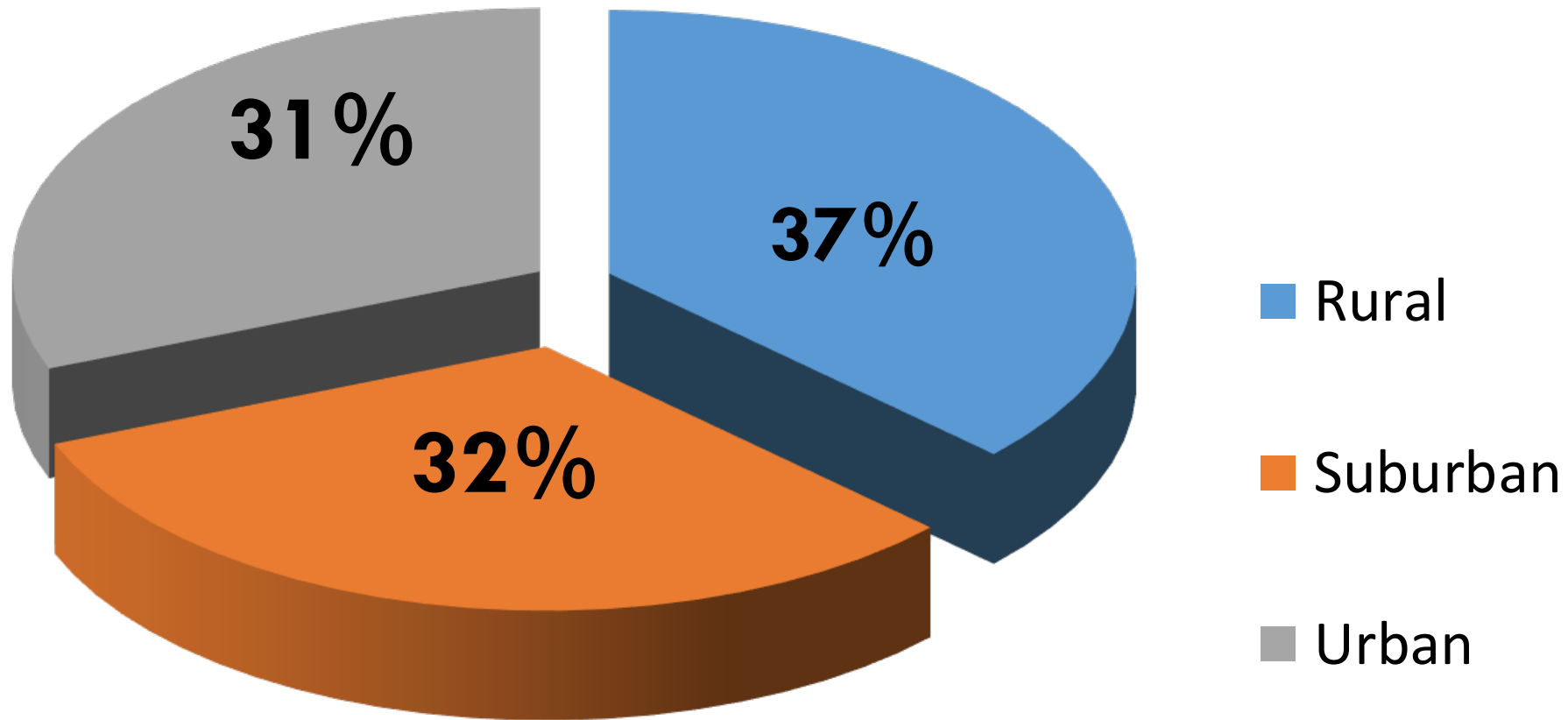


Where do seniors want to live?

- Rural
- Suburban
- Urban



Where NY seniors actually live



Effective planning and zoning results in...



- Increased housing options
- Increased “Sense of Place”
- Design flexibility
- Innovation

The authority to regulate land use is at the local level.

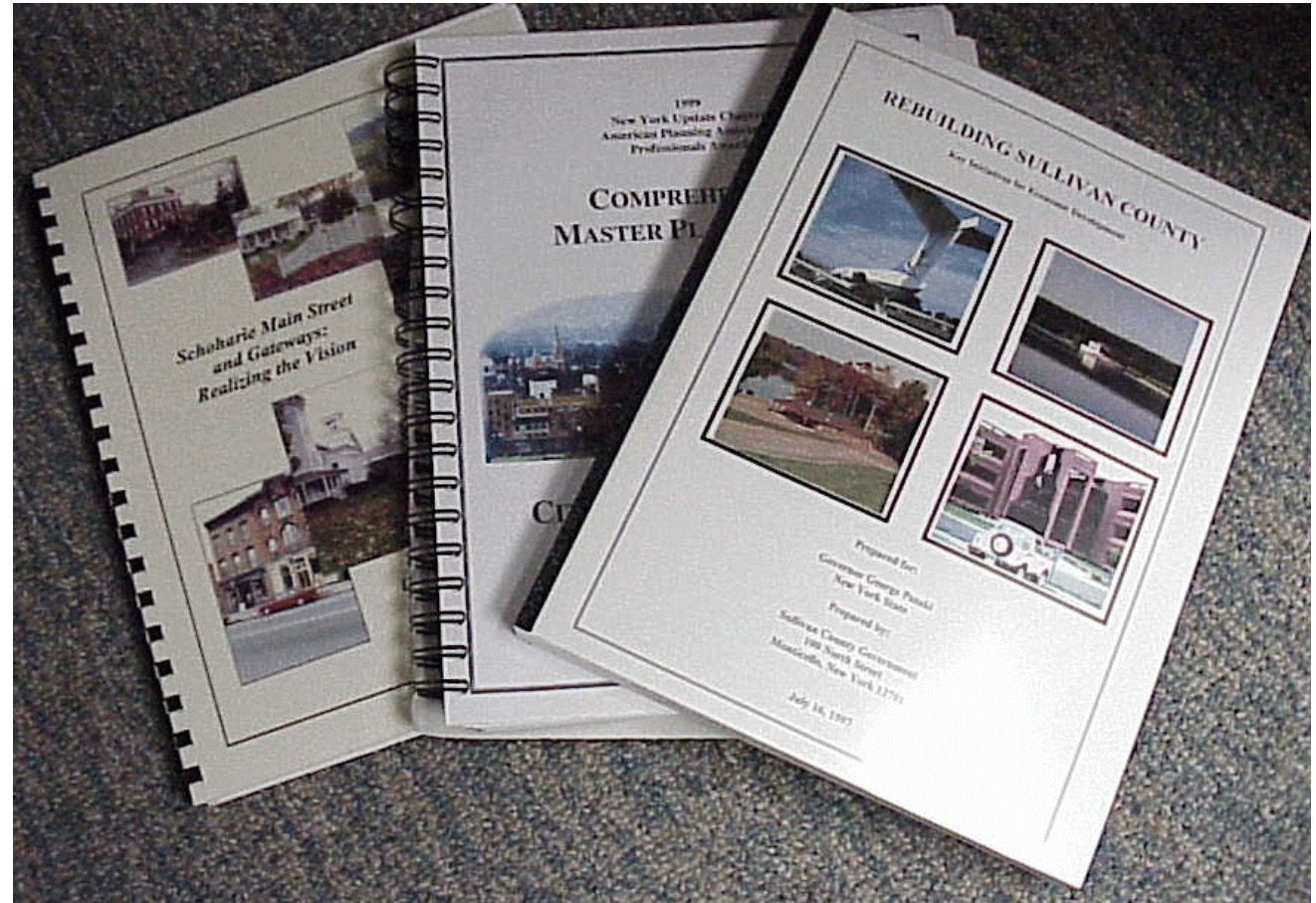
Planning tools



- Comprehensive plan
- Zoning
- Site plan review
- Other planning activities

The comprehensive plan

- Land use designations
- Demographics
- Regional housing needs
- Housing stock
- Utilities and infrastructure
- Transportation
- Recreational needs
- Economic development
- Emergency and evacuation



Zoning authority

- Zoning is adopted at the local government level
- Special zoning districts designated for senior housing are legal, and not exclusionary

Zoning impediments

- Local zoning can impede senior housing alternatives
- Zoning based on the American Dream: single family home



What obstructs change?

- Ignorance of the problem
- Inertia
- Local fears

Types of zones

DISTRICT OR ZONE

- Senior Citizen Housing District
- Retirement Community District
- Golden Age Housing Zone

IMPLEMENT THROUGH

- Overlay district
- Floating zone

Incentive zoning

DEVELOPER BONUSES

- more generous allowances for density, area, or height
- use or other zoning provisions

COMMUNITY AMENITIES

- parks
- open space
- low-moderate income housing
- public access to recreation sites
- when amenities not feasible, cash payments

Build housing variety into zoning

- Accessory dwelling units and granny flats
- Elder cottages
- Congregate housing
- Cluster development
- Mixed-use development
- Overlay districts
- Floating zones
- Neo-traditional neighborhoods

Accessory Dwelling Units (ADUs)



- Permanent
- In or adjacent to existing home

ADU considerations

Should they be...

- For new, existing homes, or both?
- Attached to the primary residence?
- Given relaxed standards?
- Given real property tax exemptions?
- Given design guidelines or architectural review?



More ADU considerations...



- units allowed per lot
- number of occupants
- occupant restrictions
- periodic permit renewals
- illegal ADUs
- home occupations
- utility service connections
- notifying adjacent owners
- periodic or automatic ADU legislation review

Elder Cottage Housing Options (ECHOs)

- Non-permanent
- Removable structures



ECHO considerations

- Very similar to ADU considerations
- Subject to local zoning requirements
- Allowed as temporary structures?
- When should they be removed?
- Installation and removal fees



Cluster development

- Modifies existing zoning
- Alternative layout and lot configurations

Village Law § 7-738
Town Law § 278
General City Law § 37



Traditional layout

Cluster development

- Preserves open land, scenic qualities, natural features
- Uses less infrastructure
- Uses sidewalks, porches, treed streets, narrow setbacks
- Encourages a social living environment



Clustered layout

Mixed-use development

Pedestrian-connected housing options for seniors:

- Live
- Work
- Shop
- Play



Neo-traditional neighborhoods

- Pedestrian oriented
- Housing for all ages, abilities, incomes
- Sidewalks, porches
- Public transit access
- Narrow, treed streets
- Rear garages, parking
- Green technologies



Site plan review

- Promote development patterns and senior design features
- Promote Universal Design/ Accessible Building Standards
- ADU setbacks
- Emergency vehicle access
- Parking requirements
- Architectural review
- Street design standards
- Sidewalk design standards



Senior street design standards

Incorporate:

- Grid style streets
- Narrow, shorter streets
- Traffic calming devices
- Native landscaping



Senior sidewalk design standards

- Uniform widths and surfaces
- Uniform distance between pedestrian and vehicular traffic
- Crosswalks should be frequent, barrier free, visible, with enough crossing time
- Street trees, furniture, lights, traffic signal poles, signs and parking meters



Transportation planning

Safety First

- Senior drivers
 - Keep elderly safe: driving skills refresher course
 - Keep others safe
- Senior pedestrians
 - Improve accessibility, safety and perceptions

Options, Not Isolation

- Public Transportation
- Family/Friends
- Community Organizations

Complete Streets

NY Laws of 2011, Chapter 398
Effective: 2/15/2012

Design features

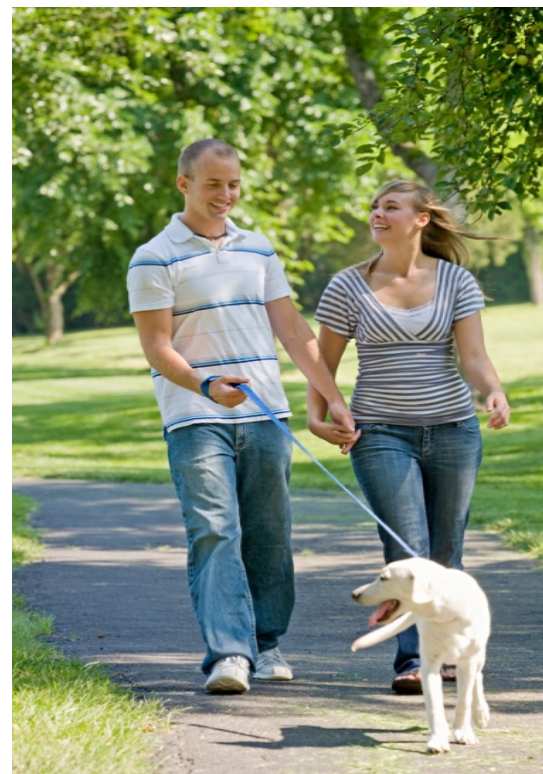
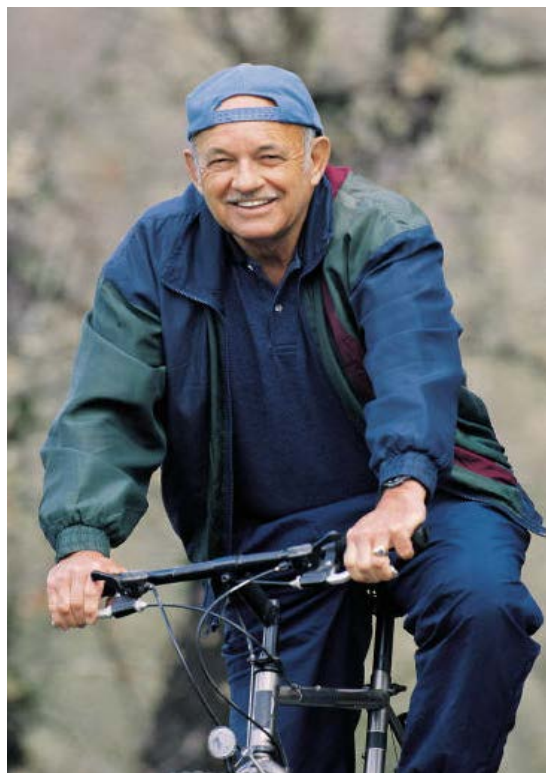
- Sidewalks, crosswalks, raised crosswalks and ramps
- Share the road signage, traffic calming measures
- Paved shoulders suitable for bicyclists
- Lane striping, bicycle lanes
- Pedestrian control signalization
- Road diets, bump outs, curb cuts



Complete Streets for complete life

Not just for seniors...safety is for all ages and abilities

Reduce fatalities and injuries by improving safety for pedestrians, cyclists, and drivers of all ages and abilities



Fostering “Aging in Place”

- Create a Livable Community for all ages, abilities, and incomes
- Give leaders a customized toolbox of housing/land use tools
- Collaborative partnerships from many disciplines and agencies
- Plan ahead – build local leadership
- Housing options
- Home safety issues: inside and outside
- Others, outside planning discipline
- Economic security and opportunities
- Improved health care
- Delivery of support services

Resources for more information

- *Guide to Planning and Zoning Laws of New York State*, James A. Coon Technical Series, New York Department of State. Available at <http://www.dos.state.ny.us/lgss/pdfs/2007-guide-planning-zoninglaws.pdf>
- “New Towns in Rural Areas: Saving Rural Space with Smart Growth,” On Common Ground, National Association of Realtors, Winter 2006, www.realtor.org
- “A Blueprint for Action: Developing a Livable Community for All Ages,” MetLife Foundation, Partners for Livable Communities, May 2007
- “*Innovations for Seniors: Public and Community Transit Services Respond to Special Needs*,” The Beverly Foundation, www.beverlyfoundation.org
- “Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth,” Prepared for the Florida Department of Transportation, American Planning Association, 1996, www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf or www.walkinginfo.org/library/details.cfm?id=4360

New York Department of State

(518) 473-3355

Training Unit

(518) 474-6740

Counsel's Office

Email: localgov@dos.ny.gov

Website: www.dos.ny.gov

www.dos.ny.gov/lg/lut/index.html