

**PROPOSED AMENDMENT TO
TOWN OF WOODBRIDGE
ZONING REGULATIONS**

SECTION 3 LAND USES

Section 3.3 Use-Specific Conditions

[add the following language:]

PP. Active Adult Communities (55+)

Active Adult Communities (55+) (“AAC”) are permitted subject to the following:

1. An AAC shall be designed to meet the needs and requirements of an active adult community and shall fully comply with the provisions of the United States Fair Housing Act.

2. In the case of a conflict between the standards and requirements of this section 3.3.PP and any other provision in the Zoning Regulations, the standards and requirements of this section shall control.

3. The bulk requirements for an AAC shall be as follows:
 - a. Minimum acreage: 5 acres
 - b. Maximum building coverage: 35%
 - c. Maximum building height: 3 stories and 45 feet as measured to the centerline of the roof
 - d. Minimum front yard: 50 feet
 - e. Minimum side yard: 30 feet
 - f. Minimum rear yard: 30 feet
 - g. Minimum parking: 2 spaces per unit. Each space within a garage or in a driveway shall each count as one (1) space.