

COMMUNITY RESIDENCE AMENDMENTS

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OUTLINE

- Purpose & Goals
- Current Standards
- Proposed Changes
- Next Steps

PURPOSE & GOALS

- Strengthen the City's registration process
- Review current City requirements for compliance with State and Federal law
- Provide residents with disabilities the opportunity to live in a family-like setting and integrate into the surrounding community
- Prevent the overconcentration of facilities that may result in a de facto social service district

CURRENT DEFINITION

Group Home for the Handicapped: A dwelling shared as a primary residence by handicapped persons living together as a single housekeeping unit in which staff persons may provide on-site care, training, or support.

Does not include:

- Correctional Transitional Housing
- Social Service Facilities
- Nursing and Convalescent Homes
- Assisted Living Facilities

CURRENT REQUIREMENTS

<5 residents

- Not required to register with City
- No separation requirements

5-10 residents

- Required to register with the City
- 1,200 ft. from another group home for the handicapped
- 1,200 ft. from assisted living facilities
- Permitted in the AG, RS, RSL, RM, MX, DR-1, DR-2, DR-3, and DB-1

>10 residents

- Required to register with the City
- 1,200 ft. from another group home for the handicapped
- 1,200 ft. from assisted living facilities
- Requires a Special Use Permit
- Permitted in the RM, NC, OC, MX, DR-2, and DR-3

PROPOSED CHANGES

- Strengthen the registration process
 - Require annual renewal
 - Provide a revocation process
- Define “family” and update definitions
- Update development standards
- Strengthen reasonable accommodation process

DEFINITIONS

 REMOVE

 REPLACE

 ADD

 MODIFY

- Group Residential
- Group Home for the Handicapped
- Group Housing
- Handicapped Person

- Community Residence (Family & Transitional)
- Recovery Community
- Disability

- Family
- Single Housekeeping Unit
- Group Foster Home

- Boarding House
- Social Service Facility

DEFINITIONS



Family: no more than **4** unrelated individuals...



Community Residence: **5** to **10** unrelated individuals with **disabilities**...

Family Community Residence: **Long-term**, generally a year or more

Transitional Community Residence: **Limited tenancy**, generally less than a year

DEVELOPMENT STANDARDS



Strengthen the registration process to require annual renewal and provide revocation procedure



New definition changes the occupancy limit and registration requirement from 6-10 residents to 5-10 residents



1,200 ft. from another Community Residence, Recovery Community, Assisted Living Center, or Correctional Transitional Housing Facility

REASONABLE ACCOMODATION

- May request reasonable accommodation to:
 - Spacing requirements;
 - Occupancy limits; and
 - Licensing requirements
- Require a Special Use Permit
- Specific approval criteria for each scenario

NEXT STEPS

UPCOMING HEARINGS (*tentative*)

Planning & Zoning Board Study Session	4/14/2021
Planning & Zoning Board	4/28/2021
City Council	Before Council Break