

COMMUNITY RESIDENCE TEXT AMENDMENT



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BACKGROUND

- Discussed proposed amendments to Section 1431-14
 - March 4, 2021- City Council Study Session
 - March 10, 2021- Planning & Zoning Board Study Session
- Directed to proceed with amendments as proposed

• PURPOSE AND 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 overconcentration of facilities that may result in a de facto social service district

CURRENT REGULATIONS

Group Home for the Handicapped

• DEVELOPMENT STANDARDS •

≤5 RESIDENTS

- Not required to register with City
- No separation requirements

6-10 RESIDENTS

- 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, DR1, DR-2, DR-3, and DB-1

>10 RESIDENTS

- 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 • AMENDMENTS

Community Residence

AMEND DEFINITIONS

REMOVE

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

REPLACE

- Community Residence (Family & Transitional)
- Disability
- Group Foster Home

ADD

- Family
- Single Housekeeping Unit

MODIFY

- Boarding House
- Social Service Facility

DEFINITION SUMMARY



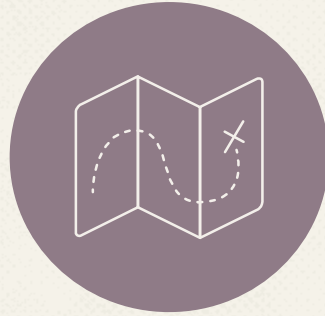
Family: An individual or **2 or more individuals** related by **blood, marriage or adoption** , or a group of no more than **4 unrelated individuals** ...



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

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

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



- **ZONING & LAND USE**

*Family Community Residences and
Transitional Community Residences*

ZONING

— Treated Similar —
↓

*Family
Community
Residence*

*Single
Residence*

*Transitional
Community
Residence*

*Multiple
Residence*

ZONING & LAND USE

COMMUNITY RESIDENCE		
Zoning District	Family Community Residence	Transitional Community Residence
Agriculture (AG)	P	SUP
Single Residential (RS)	P	SUP
Residential Small Lot (RSL)	P	SUP
Multiple Residence (RM)	P	P



DEVELOPMENT STANDARDS

AMENDMENTS TO STANDARDS



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



OCCUPANCY: Required to register 5 or more residents



REGISTRATION: Licensing or certification requirements, annual renewal, and revocation process



REASONABLE ACCOMMODATION

Allows consideration of modifications to development standards to afford persons with disabilities equal access to housing

• REASONABLE ACCOMODATION •

- MAY SEEK ACCOMODATION TO
Spacing, occupancy, and licensing requirements

- REQUIRES
Approval of a Special Use Permit

- APPROVAL CRITERIA
Specific approval criteria applicable to each accomodation



- **PUBLIC OUTREACH**

Arizona Recovery Housing Association (AZRHA) – May 4, 2021

CORRECTIONAL TRANSITIONAL HOUSING FACILITY & ADMINISTRATIVE USE PERMIT

Text Amendments

AMENDMENTS TO STANDARDS

CORRECTIONAL TRANSITIONAL HOUSING FACILITIES

- Add a 1,200 ft. separation from Community Residences and Assisted Living Facilities
- Add a registration and renewal requirements

ADMINISTRATIVE USE PERMIT

- Add approval criteria consistent with other Conditional Use Permits



- **RECOMMENDATION**

Planning & Zoning Board -- May 12th

Recommended approval of adoption, 7-0



• QUESTIONS

ZONING & LAND USE

COMMUNITY RESIDENCE

Zoning District	Family Community Residence	Transitional Community Residence
Agriculture (AG)	P	SUP
Single Residential (RS)	P	SUP
Residential Small Lot (RSL)	P	SUP
Multiple Residence	P	P
Neighborhood Commercial (NC)	CUP/P	CUP/P
Limited Commercial (LC)	CUP/P	CUP/P
General Commercial (GC)	CUP/P	CUP/P
Office Commercial (OC)	--	--
Mixed-Use (MX)	CUP/P	CUP/P
Downtown Residential-1 (DR-1)	P	P
Downtown Residential-2 (DR-2)	P	P
Downtown Residential-3 (DR-3)	P	P
Downtown Business-1 (DB-1)	P	P
Downtown Business-2 (DB-2)	CUP	CUP
Downtown Core (DC)	P	P
T3 Neighborhood (T3N)	P	P
T4 Neighborhood (T4N)	P	P
T4 Neighborhood Flex (T4NF)	P	P
T4 Main Street (T4MS)	P	P
T5 Neighborhood (T5N)	P	P
T5 Main Street Flex (T5MSF)	P	P
T5 Main Street (T5MS)	P	P
T6 Main Street (T6MS)	P	P

Family



An individual or two (2) or more individuals related by blood, marriage or adoption, or a group of no more than four (4) unrelated individuals, living together as a single housekeeping unit. A family includes a couple in a domestic relationship and biological, adopted, and foster children of either partner. The term family includes unrelated persons with developmental disabilities (as defined in A.R.S. §36-581) living together in compliance with A.R.S. § 36-582.



Community Residence

A Community Residence is a residential living arrangement for five to ten individuals with disabilities, excluding staff, living as a family in a single dwelling unit who are in need of the mutual support furnished by other residents of the Community Residence as well as the support services, if any, provided by the staff of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff, which provides habilitative or rehabilitative services related to the residents' disabilities. A Community Residence seeks to emulate a biological family to foster normalization of its residents and integrate them into the surrounding community. Its primary purpose is to provide shelter in a family-like environment. Medical treatment is incidental as in any home. Supportive interrelationships between residents are an essential component. Community Residence includes sober living homes and assisted living homes but does not include any other group living arrangement for unrelated individuals who are not disabled nor any shelter, rooming house, boarding house or transient occupancy.