

Chapter 19.260

ASSISTED LIVING FACILITIES

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19.260.010 Purpose.

The purpose of regulating assisted living facilities, including professional care facilities, residential care facilities and similar uses is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.260.020 Applicability and Permit Requirements.

Assisted living facilities, including professional care facilities, residential care facilities and similar uses, as defined in Article X (Definitions), but specifically excluding emergency shelters and probationer/parolee housing, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.260.030 Special Application Requirements.

In addition to the applicable discretionary permit application requirements, the application for an assisted living project shall include the following information:

- A. Client profile (the subgroup of the population the facility is intended to serve, such as elderly, minor children, developmentally disabled, etc.)
- B. The maximum number of occupants and hours of facility operation
- C. Term of client stay
- D. Support services to be provided on-site and projected staffing levels
- E. Rules of conduct and/or management plan (Ord. 6966 §1, 2007)

19.260.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all assisted living (residential care), unless otherwise specified here.

- A. Site Location Standards
 - 1. No substantial adverse impacts on adjoining properties or land uses will result.
 - 2. Adjacent development will not constitute a hazard to occupants.
 - 3. Establishment of the facility will not result in harm to the health, safety or general welfare of the surrounding neighborhood.

4. The facility shall be located along or near a major arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. To avoid over-concentration of facilities, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject assisted living facility and any other assisted living facility or group housing, transitional shelter, permanent emergency shelter or drop-in center, except that the separation requirement shall be increased to 1,000, as measured from the nearest: outside building walls where the other use is a parolee/probationer home.

B. Operation and Development Standards

1. The design of the facility and layout shall be compatible with the character of the surrounding neighborhood.
2. On-site parking shall be provided pursuant to the requirements of Chapter 19.580 and as may otherwise be required through the discretionary permit process. The precise number of parking spaces required will be determined based on the operating characteristics of a specific proposal but shall be a minimum of one parking space for every three beds.
3. Both indoor and outdoor open areas should be provided on site.
4. All lighting fixtures shall be directed away from adjacent properties and public right-of-ways. The height of light poles shall be determined through the discretionary permit process.
5. The facility shall meet all requirements for the approval of such use imposed by the City Building Official and Fire Marshal.
6. The facility shall comply with all the rules, regulations and standards required by the State Department of Social Services.
7. The facility, when located in any residential or office zone, shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, any interior side or rear yard may be used for off-street parking purposes. In other zones, setbacks shall be established to ensure compatibility with adjacent uses and shall be at least those of the underlying zone.
8. The Planning Commission or the City Council, on appeal, may modify any of the above standards if a finding is made that such modifications will not be detrimental to the health and safety of the residents. (Ord. 6966 §1, 2007)