

Chapter 19.315**GROUP HOUSING - 6 OR MORE OCCUPANTS**

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19.315.010 Purpose.

The intent and purpose of regulating group housing is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7331 §41, 2016; Ord. 6966 §1, 2007)

19.315.020 Applicability and Permit Requirements.

Group housing, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 7331 §41, 2016; Ord. 6966 §1, 2007)

19.315.030 Additional Application Filing Requirements.

The application for group housing shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
- B. 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; and
- E. Rules of conduct and/or management plan. (Ord. 7331 §41, 2016; Ord. 6966 §1, 2007)

19.315.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to group housing unless otherwise specified here.

A. Site Location Standards

- 1. To avoid over-concentration of facilities, there shall be a three-hundred-foot separation requirement as measured from the nearest outside building walls between the subject group housing and any property line containing other group housing or assisted living facility, or emergency shelter except that the separation requirement shall be increased to 1,000 feet as measured from the nearest property line where the other use is a parolee/probationer home.

B. Operation and Development Standards

- 1. The use shall not have any substantial adverse impacts on adjoining properties or land uses.

2. Group housing shall not be located such that adjacent development would constitute a hazard to the occupants of the group housing.
3. Establishment of the facility shall not result in harm to health, safety or general welfare of the surrounding neighborhood.
4. The facility shall be located along or near an arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. The facility should be compatible with the character of the surrounding neighborhood.
7. Sufficient on-site parking shall be provided. The precise number of parking spaces required will be determined based on the operating characteristics of a specific proposal.
8. Both indoor and outdoor open areas should be provided on site.
9. All setback, landscaping, and other development standards of the underlying zone shall be met.
10. The facility shall provide no more than 40 beds and shall serve no more than 40 persons at any one time.
11. The facility may provide one or more of the following common facilities for the exclusive use by residents:
 - a. Central cooking and dining area(s)
 - b. Recreation room
 - c. Laundry facilities (Ord. 7331 §41, 2016; Ord. 7158 §7, 2012; Ord. 6966 §1, 2007)

19.315.050 Modifications.

Modifications to the above site location, operation and development standards may be considered in conjunction with the required Conditional Use Permit. (Ord. 7331 §41, 2016)