

33.239 Group Living

239

Sections:

- 33.239.010 Purpose
- 33.239.020 Use Regulations
- 33.239.030 Development Standards
- 33.239.040 Other Regulations

33.239.010 Purpose

The regulations ensure that uses in the Group Living category will be compatible with the character of residential and commercial areas.

33.239.020 Use Regulations. The regulations of this chapter apply to all uses in the Group Living use category. The base zone chapters state whether Group Living uses are allowed, limited, conditional uses, or prohibited. If they are conditional uses, they are subject to the regulations of Chapter 33.815 in addition to the provisions of this chapter. Group Living uses that are accessory to a College, Medical Center, or Religious Institution, such as dormitories, fraternities, or monasteries, and that are part of an approved conditional use master plan, are exempt from the regulations of this chapter.

33.239.030 Development Standards

The development standards of the base zone, overlay zone or plan district apply unless superseded by the standards below.

A. Resident Density.

1. Purpose. Resident density is limited to parallel the residential densities of the various zones. Resident density is also regulated to address service demands and to prevent nuisance-type impacts from overcrowding.
2. Description of residents. Residents include all people living at the site, including those who provide support services, building maintenance, care, supervision, etc. People who only work at the site are not considered residents.
3. Density standard. Group Living uses are limited to the following number of residents per square foot of site area:

| Zone | Number of Residents |
|---------------------------------|---|
| RF through R5 zones | 1.5 residents per 1,000 square feet |
| R3 and R2.5 zones | 2 residents per 1,000 square feet |
| R2 zone | 2.5 residents per 1,000 square feet |
| R1 zone | 3 residents per 1,000 square feet |
| RH, RX, IR, CI2, C, and E zones | Not limited (must comply with the building or housing code, and the FAR of the base zone) |

B. Minimum Spacing

1. Purpose. The minimum spacing standards assure that large Group Living uses do not unduly affect the character of residential and commercial areas.
2. Spacing standards. Group living facilities that are conditional uses must be at least 600 feet from a site with any other group living facility that is also a conditional use.

C. Required outdoor area. The requirement for outdoor areas applies in all residential zones except RH and RX. Larger areas may be required as part of a conditional use review. The outdoor area requirement is 48 square feet for every 3 residents, with a minimum dimension of 6 feet by 6 feet. Individual outdoor areas may be combined. The minimum size of a combined area is 500 square feet and the minimum dimension is 15 by 15 feet.

D. Parking and loading. Parking requirements are stated in Chapter 33.266, Parking and Loading.

33.239.040 Other Regulations

Uses in the Group Living use category may also be subject to County, State, or Federal licensing requirements. For more information, applicants should contact the Department of Human Services of the county in which the use will be located.

(Amended by: Ord. No. 166786, effective 8/27/93; Ord. No. 167054, effective 10/25/93; Ord. No. 188077, effective 12/9/16; Ord. No. 188177, effective 5/24/18; Ord. No. 188958, effective 5/24/18.)