

## Staff Proposal – Community Service Facility

Definition: Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. They provide the service on-site and have employees at the site on a regular basis. The service is ongoing, not just for special events. These facilities may provide accessory uses such as counseling, education, or training. These facilities are not considered schools (e.g. training schools, business schools, etc.) and do not include a residential occupancy component.

Land Use Activity  P – Permitted C – Conditional Use Permit	Residential															Commercial						Industrial											
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3
<b>Community Service Facility</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P	C	C	C

### Conditional Use Permit Standards

#### General Standards

1. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
2. Signage for transitional housing shall be in accordance with chapter 8 of the LDC for nonresidential uses.

#### Single Family Residential District Standards

1. Community Service Facilities shall not have any signage which identifies the use.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
3. Alterations or Improvements to the Structure - Where such a use is permitted in a structure which has been used as a residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use as a residence at a later time.
4. Off-street parking not located within a drive-way shall be located to the side or rear of the building(s).



### Staff Proposal – Transitional Housing continued

Definition: A temporary residential living arrangement for persons participating in a program that provides supportive services (such as counseling, education, training, etc.) to help persons achieve personal independence. Staff is available as needed. Transitional housing is not a rehabilitation home. These facilities are not subject to the Uniform Residential Landlord Tenant Act.

Land Use Activity  P/S – Permitted with special standards C – Conditional Use Permit	Residential															Commercial						Industrial											
	Single Family							Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3
<b>Transitional Housing – Permitted with Special Standards</b>	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	-	-	-	-	-	-	-	-
<b>Transitional Housing</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Conditional Use Standards - General

1. No building shall be closer than 30 feet to a property line unless required to by a form district maximum setback or build-to-line.
2. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
3. Signage for transitional housing shall be in accordance with chapter 8 of the LDC for nonresidential uses.
4. The board of zoning shall take into account the location of other transitional housing, homeless shelter or rehabilitation home in its analysis of conditional use permit application for transitional housing.

Conditional Use Standards - Single Family Zoning Districts:

1. Transitional housing shall not have any signage which identifies the use.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
3. Alterations or Improvements to the Structure - Where such a use is permitted in a structure which has been used as a residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use as a residence at a later time.
4. Off-street parking not located within a drive-way shall be located to the side or rear of the building(s).

### Staff Proposal – Homeless Shelter

**Definition:** Any facility the primary purpose of which is to provide temporary shelter for the homeless. The facility provides overnight sleeping accommodations with or without charge; may provide meals and ancillary social, educational or health services. The facility is staffed.

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	Single Family									Multi-family						Apt./Office																	
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<b>Homeless Shelter – Permitted with Special Standards</b>	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
<b>Homeless Shelter</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

**Special Standards – General**

- Density – The maximum density for transitional housing facilities shall be based on the density of the applicable zoning district multiplied by the average family size obtained from the most recent decennial census. *(Example: The R-5A zoning district has a maximum density of 12.01 units per acre, multiply the 12.01 by 3 and that will give you the maximum persons per acre as 36.03).*  
Exception: Within single family zoning districts the number of persons permitted is limited to three or less. In the OR-3, OTF, C-2, C-3, C-M and EZ-1 zoning districts the density shall be no more than 400 people per acre.
- Parking spaces shall be determined by the planning director based on the number of employees, the number of residents with a motor vehicle and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
- Signage for transitional housing within a single family residential or multifamily residential zoning district shall be limited to a 12 square foot freestanding sign not to exceed six (6) feet in height unless within the Downtown form district in which case a 12 square foot attached sign shall be allowed. If located within any other zoning district all signs shall be in accordance with the requirements of chapter 8 of the Land Development Code.
- Shall be certified as meeting the Quality Assurance Standards for the Coalition for the Homeless???

March 17, 2010

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<b>Homeless Shelter – Permitted with Special Standards</b>	-	-	-	-	-	-	-	-	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	-	-	-	-	-	-	-	-
<b>Homeless Shelter</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

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