

20-546 CONGREGATE LIVING (NEW SECTION)

(1) **Purpose**

The purpose of these use-specific standards is to ensure that [Congregate Living](#) uses are economical for the owner, safe for the residents, and compatible with other land uses in the districts in which they are permitted.

(2) **Applicability**

The use-specific standards of this section shall apply to any [Congregate Living](#) use.

- (i) A [Congregate Living](#) use shall be permitted with site plan approval in any zoning district that permits such use if it is limited to no more than six (6) bedrooms and no more than six (6) occupants. [Congregate Living](#) uses that exceed these limitations in zoning districts that permit such use shall be permitted only with Special Use approval. [Congregate Living](#) uses requiring Special Use approval shall have a full-time resident manager, as identified through the special use permit process, or shall have an [Owner](#) residing on the site.
- (ii) Parking shall be provided at a rate of one (1) space per occupant.
- (iii) Uncovered decks and patios located on the side or rear of the [Congregate Living](#) structure shall be limited to fifteen (15) square feet of area per occupant.
- (iv) A trash receptacle area compliant with this code and with policies established by the Solid Waste Division of the City shall be designated on the site plan to accommodate waste generated by the residents. Sharing trash receptacle areas with other properties shall not be permitted.

20-902 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly stated in this article, Off-street [Parking Spaces](#) shall be provided in accordance with the minimum ratios of the following, Schedule A.

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
RESIDENTIAL <u>USE GROUPS</u>		
HOUSEHOLD LIVING		
Accessory Dwelling Unit	See 20-534 for standards	None
Attached Dwelling	2 per Dwelling Unit	
Cluster Dwelling		
Detached Dwelling		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Duplex	1 per bedroom	
Manufactured Home	2 per Dwelling Unit	
Manufactured Home, Residential-Design		
Mobile Home		
Mobile Home Park	2 per Dwelling Unit (1 may be located in common area)	
Multi-Dwelling Structure	1 per bedroom, + 1 per 10 units (visitors and guests)	1 per 4 auto spaces
Non-Ground Floor Dwelling	1 per bedroom	None
Work/Live Unit	1 per Dwelling Unit	
Zero Lot Line Dwelling	2 per Dwelling Unit	
Home Occupation, Type A or B	See 20-537 for standards	
GROUP LIVING		
Assisted Living	1 per independent living unit; 0.5 per Assisted Living unit	None
Boarding Houses and Cooperatives <u>Congregate Living</u>	1.5 per 2 lawful occupants <u>1 per 1 lawful occupant</u>	1 per 4 auto spaces
Dormitory and Scholarship Halls	1.5 per 2 lawful occupants	1 per 4 auto spaces
Fraternity and Sorority Houses	1.5 per 2 lawful occupants	1 per 4 auto spaces
Group Homes, General	1 + 1 per employee	None
Group Homes, Limited	2 per Dwelling Unit	

20-1701 GENERAL TERMS

Boarding House	A Dwelling or part thereof where meals and/or lodging are provided for compensation for one (1) or more persons, not transient guests, and where there are not more than 12 sleeping rooms, nor sleeping space for more than 24 people.
Congregate Living	<u>A Dwelling or part thereof that contains sleeping units where residents share bathing room and/or kitchen facilities and where lodging is provided for compensation for one (1) or more persons, not transient guests. Congregate Living is commonly referred to as a lodging house, boarding house, rooming house, or cooperative but is not typically considered a Dormitory, fraternity or sorority house, Assisted Living, Extended Care Facility, Group Home or similar group living use.</u>
Family	(1) A person living alone; (2) two or more persons related by blood, marriage, or legal adoption; (3) in an RS Zoning District , a group of not more than three persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit , as distinguished from a group occupying a Dormitory , Boarding House , Congregate Living , lodging house, motel, hotel, fraternity house or sorority house; or (4) in a Zoning District other than RS, a group of not more than four persons not related by blood or marriage, living together as a single Housekeeping Unit in a Dwelling Unit , as distinguished from a group occupying a Dormitory , Boarding House , Congregate Living , lodging house, motel, hotel, fraternity house or sorority house.

20-1731 GROUP LIVING

Residential occupancy of a **Dwelling Unit** by other than a “Household” and providing communal kitchen/dining facilities. Typical uses include occupancy of

fraternity and sorority houses, [Assisted Living](#), ~~[Boarding Houses and Cooperatives](#)~~ [***Congregate Living***](#).