

COUNCIL ACTION FORM

**SUBJECT: ORDINANCE ESTABLISHING SUPERVISED TRANSITIONAL HOMES
IN THE RL, RM, RH, UCRM, RLP, FS-RL, FS-RM, F-PRD AND S-SMD
ZONING DISTRICTS**

BACKGROUND:

City Council directed staff on November 22, 2017 to draft an ordinance for creation of a new group living use of a Supervised Transitional Home. A full explanation of the ordinance and background information was included with the November 22, 2017 City Council Action Form. This use will be added to the Chapter 29 Zoning Ordinance and allowed subject to certain standards in single-family ~~and two-family~~ homes in all residential zoning districts. The City Council also directed staff, as part of the next Building and Fire Code updates, to incorporate fire inspection requirements for Supervised Transitional Homes as a local amendment to Chapter 8 of the Municipal Code.

Attached is the draft ordinance amending Chapter 29 of the Municipal Code.

ALTERNATIVES:

1. The City Council can approve the proposed Zoning Ordinance amendment to create Supervised Transitional Homes as a new group living use in all residential zones with special standards for approval in Article 13 of Chapter 29 of the Ames Municipal Code.
2. The City Council can decline to adopt the proposed ordinance change.
3. The City Council can direct staff to develop alternative language for the proposed amendments regarding Supervised Transitional Homes.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Supervised Transitional Home regulations are tailored to the needs of local social service agencies to increase opportunities for a housing service that has limited options within the current Zoning Ordinance. Staff believes the described standards are supportive of the general amendment request from the social service agencies, as well as from City Council, and provides a framework to address how such uses can be incorporated into the community.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING THE GROUP LIVING SECTIONS OF TABLES 29.701(2), 29.702(2), 29.703(2), 29.704(2), 29.705(4), 29.1202(4)-1, 29.1202(4)-2, 29.1203(4), 29.1003(2) AND ENACTING NEW GROUP LIVING SECTIONS OF TABLES 29.701(2), 29.702(2), 29.703(2), 29.704(2), 29.705(4), 29.1202(4)-1, 29.1202(4)-2, 29.1203(4), 29.1003(2) THEREOF AND BY ENACTING NEW SECTIONS 29.201(224A) & 29.1314, AND AMENDING THE TABLE IN SECTION 29.501(4)-1 THEREOF FOR THE PURPOSE OF CREATING A TRANSITIONAL HOUSING USE OPTION FOR RESIDENTIAL ZONING DISTRICTS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting new Group Living Sections of Tables 29.701(2), 29.702(2), 29.703(2), 29.704(2), 29.705(4), 29.1202(4)-1, 29.1202(4)-2, 29.1203(4), 29.1003(2) as follows:

**“Table 29.701(2)
Residential Low Density (RL) Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing.	ZP	ZEO
Single Family Attached Dwelling	N	--	--
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP or HO, depending on the size	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, if pre-existing	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

Table 29.702(2)
Residential Medium Density (RM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Hospices, Assisted Living, and Nursing Homes	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Table 29.703(2)
Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwellings (2 units only)	Y, if pre-existing	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y, if pre-existing	SDP Minor	Staff
Former School Building Converted for Use as an Apartment Dwelling	Y	AR	City Council
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	N	--	--
Child Day Care Facilities	Y	HO or SP (depending upon size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, only if pre-existing	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Table 29.704(2)
Residential High Density (RH) Zone Uses

Use Categories	Status	Approval Required	Approval Authority
RESIDENTIAL USES			
Group Living	Y	SDP Minor	Staff
Transitional Living Facility	Y, No transitional Living Facility for former offenders may be closer than 500 ft. from another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	ZEO
Household Living			
Single Family Dwelling	Y, if pre-existing	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling	Y	SDP Minor	Staff
Family Homes	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Minor	Staff
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N, except in conjunction with a mixed office/residence use where the residence use is above the first floor, Office uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a	SDP Minor or Major	Staff/City Council

	Major Site Development Plan.		
TRADE USES			
Retail Sales and Services - General	N, except in conjunction with a mixed retail/residence use where the residence use is above the first floor, Retail uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff/City Council
Entertainment, Restaurant and Recreation Trade (E,R, & R)	N, except in conjunction with a mixed E,R & R/residential use where the residential use is above the first floor. Such E, R,& R uses shall be limited to restaurants. E, R & R uses are limited to 5,000 sf within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff/City Council
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Funeral Facilities	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	Y	SDP Minor	Staff
Schools	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks & Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only for remote parking for residential uses in an abutting CSC District, pursuant to Section 29.406(18)	SDP Minor	Staff

Table 29.705(4)
Residential Low Density Park (RLP) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living	Y	SDP Major	City Council. Single-Family Manufactured Home and accessory uses listed in Table 29.500 only. Home Office and Home Business allowed as necessary uses.
Short-term Lodgings	N	--	--
OFFICE USES	N	--	--

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
TRADE USES	N	--	--
INDUSTRIAL USES	N	--	--
INSTITUTIONAL USES	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES	N	--	--
MISCELLANEOUS USES	N	--	--

**Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwelling. Front Driveway Access (5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling. Rear Driveway Access (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services - General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	N	--	--
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA

Personal Wireless Service Facilities	Y	SP	ZBA
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**Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Hospices, Assisted Living, and Nursing Homes	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling. Front Driveway Access (5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling. Rear Driveway Access (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Major	City Council
Family Home	Y	ZP	ZEO
Independent Senior Living Facility (unlimited number of units)	Y	SP	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Major	City Council
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses

Permitted Principle Uses	Permitted Accessory Uses
Single Family House Two-Family House Apartment Building Townhouse Group Living, if pre-existing Supervised Transitional Home	Recreational facilities for the residents of the PRD Accessory uses of the Household Living category provided for in Section 29.500 of this ordinance Garages Open spaces uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the PRD

Table 29.1003(2)
South Lincoln Sub Area (S-SMD) Mixed-Use District

Use Category	Status	Approval Required	Approval Authority
RESIDENTIAL USES			
Group Living	Y	SDP Minor	Staff
Transitional Living Facility	Y, No transitional Living Facility for former offenders may be closer than 500 ft. from another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single-Family Dwelling	Y	ZP	ZEO
Two-Family Dwelling	Y	ZP	ZEO
Single-Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (18 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (18 units or more)	Y, if pre-existing	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Short-term Lodging	N, except Bed and Breakfast permitted as a Special Home Occupation	HO	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			

Retail Sales and Service - General	Y, however, no more than 15,000 sf total commercial use per lot	SDP Minor	Staff
Retail Trade - Automotive Uses, etc.	N	----	----
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	----	----
INDUSTRIAL USES			
INSITUTIONAL USES			
Colleges and Universities	N	----	----
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff or ZBA
Funeral Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	----	----
Religious Institutions	Y	SP	ZBA
Schools	Y	SDP Minor	Staff
TRANSPORTATION, COMMUNICATION & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks and Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	N	----	----
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only as an accessory use for remote parking for residential uses pursuant to Section 29.406(18)	SDP	Minor

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new definition , “Supervised Transitional Home” at Section 29.201(224A) as follows:

“Section 29.201 DEFINITIONS.

(224A) Supervised Transitional Home is a small group living residential use occupying a dwelling unit as a single housekeeping unit for purposes of assisting occupants with daily living skills as a transition to a long term living environment. Such use provides permanent in-home supervision by an institutional use, non-profit, or social service agency where the in-home supervision is not included in the total number of allowed occupants for the dwelling unit. The use is not intended as transitional living facilities for former offenders, residences for persons with physical or mental disabilities, temporary shelters, or for residential uses complying with household living or family home regulations. Supervision means that an employee of an “agency” is present on site every day.

Section Three. The Municipal Code of the City of Ames, Iowa, shall be and the same is hereby amended by adding “Supervised Transitional Homes” to the list of “Uses Included” under the “Group Living “ portion of Table 29.501(4)-1 as follows:

**Table 29.501(4)-1
RESIDENTIAL USE CATEGORIES**

Group Living

Definition. Residential occupancy of a structure by a group of people who do not meet the Household Living definition. Size is larger than the average household size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training, or treatment, or none of these, as long as they also reside at the site.

Uses Included

Assisted Living Facilities

Boarding, rooming or lodging houses and single room occupancy (SRO) hotels with more than 6 units

Congregate housing

Dormitories or residence halls

Fraternities and sororities

Hospices

Nursing and convalescent homes

Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Family Home

Transitional Living Facilities, such as halfway houses for former offenders

Supervised Transitional Homes

Section Four. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new 29.1314 as follows:

Section 29.1314. SUPERVISED TRANSITIONAL HOMES.

- (1) **Housing Type.** Limited to single family attached or detached homes;
- (2) **Occupancy.** Total occupancy of the dwelling shall not exceed two people per bedroom, up to a maximum of 8 people per dwelling unit, not including the in home supervisor;
- (3) **Separation Distance.** Use shall not be located closer than 500 feet to any other supervised transitional home;
- (4) **Parking.** No additional parking is required in excess of the minimum requirement of the dwelling type;
- (5) **Life Safety Requirements.** The provisions of this section shall govern the minimum standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

- (a) Operable Windows: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware
- (b) Means of Egress: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Every dwelling unit shall have at least one exit directly to the outside.
- (c) Egress windows/emergency escape openings:
 - (i) Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 - (ii) Below grade and basement windows must comply with the 2006 International or currently adopted Residential Building Code.
- (d) Fire Protection Systems: All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire, or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.
 - (i) Smoke detectors required. Single or multiple station smoke alarms shall be installed and maintained in dwellings and dwelling units at all of the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
 - (ii) Portable Fire Extinguishers. At a minimum, all dwelling units shall have one charged and operable 2-A: 10-BC rated fire extinguisher; All charged and operable fire extinguishers must meet the requirements of applicable fire safety regulations promulgated by authorized officials of the State of Iowa in the Iowa Administrative Code. Fire extinguishers shall be subjected to required maintenance at intervals of not more than one year by a trained individual.
- (6) **Approval Authority.** Applicants must submit an application and submittal fee to the Planning and Housing Department. The application will be reviewed by the staff, and the applicant will be notified of the decision of the Department. Based upon information provided in the application and a site inspection, if needed, staff shall determine compliance with the zoning ordinance prior to approval of a permit. If the applicant is aggrieved, the decision may be appealed to the Zoning Board of Adjustment within 30 days.
- (7) **Inspection.** A periodic inspection by the Fire Department shall be conducted to review the home for compliance with the life safety requirements as identified in this section 29.1314 for the duration of the use. In the event the home does not maintain consistency with the standards listed above, the permit for the transitional home may be revoked by staff with a right to appeal to the Zoning Board of Adjustment within 30 days of the determination that the home is non-compliant with the standards of the Zoning Ordinance.”

Section Five. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Six. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of

such conflict, if any.

Section Seven. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor