

**COUNCIL ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT TO ALLOW FOR SUPERVISED TRANSITIONAL HOMES IN THE RL, RM, RH, UCRM, RLP, FS-RL, FS-RM, F-PRD AND S-SMD ZONING DISTRICTS**

**BACKGROUND:**

The City Council received a request on April 21<sup>st</sup> to consider initiating a Zoning Text Amendment to create a “transitional housing” use option for residential zoning districts (See Attachment A). The interested parties’ desires are to allow for a broader range of choices for meeting “transitional living” needs within existing single-family dwellings. They would like to acquire facilities for youth or adults needing transitional housing with live-in support. Through conversations with service providers, staff anticipates that such facilities would exceed the maximum occupancies of household living category with a “family” as defined by the Zoning Ordinance and would be group living that is only allowed within a limited number of zoning districts and areas.

At that time, City Council determined that the current ordinances of the City may not effectively address the needs of the human services agencies. Therefore, Council directed staff to initiate a text amendment to allow for a new supervised transitional home for inclusion in the Zoning Ordinance and to propose standards for such a use.

On August 23, 2016, Council reviewed alternatives for a draft amendment and directed staff to move forward with a text amendment to approve Supervised Transitional Homes through an administrative approval process granting authority for staff to approve the supervised transitional home subject to meeting the following requirements:

- Use meets the definition of “Supervised Transitional Home” as defined;
- Occupancy limited to 2 persons per bedroom up to a maximum of 8 occupants per dwelling unit (excluding staff);
- Separation Distance of 500 feet to any other supervised transitional home;
- No additional parking above the code required parking established based on the dwelling type (two parking stalls per dwelling unit for single family and two-family housing types);
- Meet minimum life safety requirements for operable windows, egress windows, and fire detection/suppression equipment prior to the approval of a permit;
- Allow within all residential zoning districts, only within a single-family structure (attached or detached).

**City Council also directed staff to review with the Fire Department options for providing periodic inspections of the homes for minimum life safety requirements after the initial approval.** After review with the Chief, the periodic review of these homes could be included in the routine schedule of other inspections completed by the

Fire Department for commercial properties and other social service facilities. These inspections are not part of the Rental Code process and occur typically once every three years. Chapter 8 of the Municipal Code (Fire Code) could include an amendment to allow for transitional homes to be inspected based on the standards identified in Article 13 of the Zoning Ordinance establishing the Life Safety criteria for such inspections. With a current review of amendments for Chapter 8 underway by the Fire Department, adding new language for periodic inspection for Supervised Transitional Homes could be incorporated at the time of Council review. The standards for Life Safety described in Article 13 #5 below would be added to Chapter 8 for the specific inspections. The standards include operable windows, emergency ingress/egress, and fire protection systems.

**PROPOSED TEXT AMENDMENTS:**

**Article 2, Section 29.201(225):** Add new definition for Supervised Transitional Home

**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.

**Article 5, Table 29.501(4)-1:** Add Supervised Transitional Home to list of uses included under Group Living Use Subcategory

**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**

**Article 7: Residential Zones.** Add use listing for Supervised Transitional Home to zone use tables for RL, RM, UCRM, RH, and RLP zones. (See Attachment B, Draft Zone Use Tables).

**Article 10: Special Use Districts.** Add use listing for Supervised Transitional Home to zone use tables for S-SMD zone. (See Attachment B, Draft Zone Use Tables).

**Article 12: Floating Suburban Residential Zones.** Add use listing for Supervised Transitional Home to zone use tables for FS-RL, FS-RM, and F-PRD zones. (See Attachment B, Draft Zone Use Tables).

**Article 13, Additional Development Standards.** Add new subsection 29.1314: Supervised Transitional Homes

- (1) Housing Type. Limited to single family attached or detached homes;
- (2) Occupancy. Limited to two occupants per bedroom, up to a maximum of 8 occupants 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 above the code required parking established based on 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 to the Planning and Housing Department with a fee of \$150. 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 Life Safety 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.

**ALTERNATIVES:**

1. The City Council can direct staff to prepare an ordinance and publish notice for a public hearing to amend the Zoning Ordinance to create Supervised Transitional

Homes as a new group living use with special standards for approval in Article 13 of Chapter 29 of the Ames Municipal Code.

Additionally, Council can direct staff, at the time of the next code update of Chapter 8 (Fire Code), that requirements for inspections of Transitional Group Homes be required.

2. The City Council can direct staff to prepare an ordinance and publish notice for a public hearing to amend the Zoning Ordinance to create Supervised Transitional Homes as a new group living use with special standards for approval in Article 13 of Chapter 29 of the Ames Municipal Code, but not require ongoing inspections after initial approval.
3. The City Council can direct staff to develop alternative language for the proposed amendments regarding Supervised Transitional Homes.
4. The City Council can refer this item back to staff for additional information.

**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 and provides a framework to address how such a use 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 which will allow initial approval of each home by staff and a periodic inspection requirement by the Fire Department.**

**Attachment A**  
Letter

CITY MANAGER'S OFFICE

APR 21 2016

April 20<sup>th</sup>, 2016

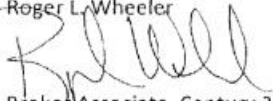
CITY OF AMES, IOWA

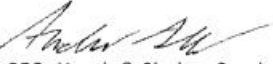
To the honorable Mayor and City Council of Ames, Iowa.

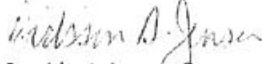
We would like the City of Ames to consider initiating a text amendment that would create a "transitional housing" type of use permitted within residential zoning districts. There is a need to create such a use since most residential zoning districts restrict Group Living and Social Service Provider uses from facilities in single-family home areas and there are very few medium or high density residential zoned properties that can meet the needs of local and incoming social service providers.

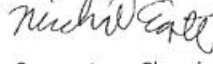
Our group is currently working to provide necessary services to the community that provide transitional living arrangements to youth and adults who are fighting addiction and seeking recovery from life trauma that has left them homeless or in need of housing. All of the facilities that we are promoting have live-in supervision and would have reasonable maximum occupancies and lengths of stay.

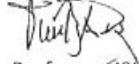
Please let me know if you have any questions. I will make myself and anyone from our group completely available to council and staff as the need arises.

Roger L. Wheeler  
  
Broker Associate, Century 21 SRE

Andrew Allen  
  
CEO, Youth & Shelter Services

Dickson Jensen  
  
President, Jensen Group

Mike Easton  
  
Cornerstone Church

Tim Day  
  
Professor, ISU

## Attachment B Draft Zone Use Tables

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

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	<del>N, except for existing Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home</del>	SP	ZBA
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	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
<b>Short-term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			
<b>Retail Sales and Services – General</b>	N	--	--
<b>Entertainment, Restaurant and Recreation Trade</b>	N	--	--
<b>INSTITUTIONAL USES</b>			
<b>Colleges &amp; Universities</b>	Y	SP	ZBA
<b>Child Day Care Facilities</b>	Y	SP or HO, depending on the size	ZBA
<b>Community Facilities</b>	Y	SP	ZBA
<b>Medical Centers</b>	N	--	--
<b>Religious Institutions</b>	Y	SP	ZBA
<b>Schools</b>	Y	SP	ZBA
<b>Social Service Providers</b>	Y, if pre-existing	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
<b>Basic Utilities</b>	Y	SDP Major	City Council
<b>Radio &amp; TV Broadcast Facilities</b>	N	--	--
<b>Parks &amp; Open Areas</b>	Y	SDP Minor	Staff
<b>Essential Public Services</b>	Y	SP	ZBA
<b>Personal Wireless Service Facilities</b>	Y	SP	ZBA

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

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Use Permit.	SP	ZBA
Hospices, Assisted Living, and Nursing Homes	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
<b>Short Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			
<b>Retail Sales and Services – General</b>	N	--	--
<b>Entertainment, Restaurant and Recreation Trade</b>	N	--	--
<b>INSTITUTIONAL USES</b>			
<b>Colleges &amp; Universities</b>	Y	SP	ZBA
<b>Community Facilities</b>	Y	SP	ZBA
<b>Funeral Facilities</b>	Y	SP	ZBA
<b>Child Day Care Facilities</b>	Y	HO or SP (depending on size)	ZBA
<b>Medical Centers</b>	N	--	--
<b>Religious Institutions</b>	Y	SP	ZBA
<b>Schools</b>	Y	SP	ZBA
<b>Social Service Providers</b>	Y	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
<b>Basic Utilities</b>	Y	SDP Major	City Council
<b>Essential Public Services</b>	Y	SP	ZBA
<b>Radio &amp; TV Broadcast Facilities</b>	N	--	--
<b>Parks &amp; Open Areas</b>	Y	SDP Minor	Staff
<b>Personal Wireless Communication Facilities</b>	Y	SP	ZBA



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

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	N, except existing Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home	SP	ZBA
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	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
<b>Short Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<b>OFFICE USES</b>			
N			
<b>TRADE USES</b>			
<b>Retail Sales and Services – General</b>	N	--	--
<b>Entertainment, Restaurant and Recreation Trade</b>	N	--	--
<b>INSTITUTIONAL USES</b>			
<b>Colleges &amp; Universities</b>	Y	SP	ZBA
<b>Community Facilities</b>	Y	SP	ZBA
<b>Funeral Facilities</b>	N	--	--
<b>Child Day Care Facilities</b>	Y	HO or SP (depending upon size)	Staff/ZBA
<b>Medical Centers</b>	N	--	--
<b>Religious Institutions</b>	Y	SP	ZBA
<b>Schools</b>	Y	SP	ZBA
<b>Social Service Providers</b>	Y, only if pre-existing	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
<b>Basic Utilities</b>	Y	SDP Major	City Council
<b>Essential Public Services</b>	Y	SP	ZBA
<b>Radio &amp; TV Broadcast Facilities</b>	N	--	--
<b>Parks &amp; Open Areas</b>	Y	SDP Minor	Staff
<b>Personal Wireless Communication Facilities</b>	Y	SP	ZBA

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

Use Categories	Status	Approval Required	Approval Authority
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	Y – No Transitional Living Facility for former offenders may be closer than 500 ft. to another such facility or to a Family Home	SDP Minor	Staff
<b>Supervised Transitional Homes</b>	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Minor	Staff
<b>Short-term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
<b>OFFICE USES</b>	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 Major Site Development Plan.	SDP Minor or Major	Staff/City Council
<b>TRADE USES</b>			
<b>Retail Sales and Services - General</b>	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
<b>Entertainment, Restaurant and Recreation Trade (E,R, &amp; R)</b>	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
<b>INSTITUTIONAL USES</b>			
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
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
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
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	N	--	--
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>	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.
<b>Short-term Lodgings</b>	N	--	--
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>	N	--	--
<b>INDUSTRIAL USES</b>	N	--	--
<b>INSTITUTIONAL USES</b>	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>	N	--	--
<b>MISCELLANEOUS USES</b>	N	--	--

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

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	N	--	--
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
<b>Short-term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			
Retail Sales and Services - General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
<b>INSTITUTIONAL USES</b>			
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	--	--
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
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 29.1202(4)-2  
Suburban Residential Floating Zoning  
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	<del>N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Permit.</del>	SP	ZBA
Hospices, Assisted Living, and Nursing Homes	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>			
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
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Major	City Council
<b>Short Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
<b>INSTITUTIONAL USES</b>			
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
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
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**

<b>Permitted Principle Uses</b>	<b>Permitted Accessory Uses</b>
Single Family House Two-Family House Apartment Building Townhouse Group Living, if pre-existing <del>Supervised Transitional Home</del>	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**

<b>Use Category</b>	<b>Status</b>	<b>Approval Required</b>	<b>Approval Authority</b>
<del>Residential Uses</del> <b>RESIDENTIAL USES</b>			
<b>Group Living</b>	Y, No transitional Living Facility for former offenders may be closer than 500 ft to another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	ZEO
<b>Household Living</b>			
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
<del>Group Living</del>	<del>Y</del>	<del>SDP Minor</del>	<del>Staff – No transitional Living Facility for former offenders may be closer than 500 ft to another such facility or to a Family Home</del>
<b>Short-term Lodging</b>	N, except Bed and Breakfast permitted as a Special Home Occupation	HO	ZBA
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
<del>Office Uses</del> <b>OFFICE USES</b>	Y	SDP Minor	Staff

<b><del>Trade Uses-TRADE USES</del></b>			
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	----	----
<b><del>Industrial Uses-INDUSTRIAL USES</del></b>			
<b><del>Institutional Uses-INSITUTIONAL USES</del></b>			
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
<b><del>Transportation, Communications &amp; Utility Uses-TRANSPORTATION, COMMUNICATION &amp; UTILITY USES</del></b>			
<b><del>Transportation, Communications &amp; Utility Uses-TRANSPORTATION, COMMUNICATION &amp; UTILITY USES</del></b>			
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) <del>DP</del>	SDP	Minor

