

9.2.11 Residential Use Categories

a. Residential Housing

Residential occupancy of a building in dwelling units by any number of persons living together as a single housekeeping unit. The following standards apply:

- i. Rental of a dwelling unit for less than one (1) month requires compliance with all City Ordinances.

b. Institutional Housing

Residential occupancy of a building operated by a government, educational, religious, health care, or other organization including, but not limited to, an assisted living facility, chapter house, dormitory, homeless shelter, nursing home, and their substantial equivalents.

- i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an Institutional Housing principal use:

- a). The suitability of the location for an institutional housing principal use compared to other potential principal uses.
b). The increase or decrease in the number or price of any previously existing ADUs.
c). The concentration of similar principal uses within the neighborhood.
d). The demand for the specific institutional living principal use within the community.

The following institutional housing specific use types are regulated differently than other uses classified within the institutional housing category:

i. Community or Group Residence

Residential occupancy of by individuals that are 'handicapped' as defined in 42 U.S.C. §3602 or have a 'disability' as defined in 42 U.S.C. §12102. Both terms are defined as a physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment not including current, illegal use of or addiction to a controlled substance.

Table 9.1.1

Table 9.1.1 Permitted Uses												
Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV
Residential Categories												
Household Living Residential Housing	P	P	SP	SP	SP	SP	SP	N	N	N	N	N
Group Living Institutional Housing (except as follows)	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Community or Group Residence	P	P	P	P	P	P	P	N	N	N	N	N
Dormitory or Chapter House	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Homeless Shelter	N	N	SP	SP	SP	SP	SP	N	N	N	N	N
Nursing Home/Assisted Living Facility	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Rooming House	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N

P - Permitted • SP - Special Permit Required • N - Not Permitted