



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-TA-6-17

(Group Homes/Community Residences)

April 5, 2018

Application No Z-TA-6-17: Amend the following Sections of the Phoenix Zoning Ordinance regarding group homes, community residences, and associated uses and regulations:

Section 202 (Definitions), Section 311 (Disability Accommodation Committee), Section 603.A. (Suburban S-1 District—Ranch or Farm Residence), Section 605.A. (Residential Estate RE-43 District—One-Family Residence), Section 606.A. (Residential Estate RE-24 District—One-Family Residence), Section 608. (Residence Districts), Section 615.C. (R-3 Multifamily Residence District), Section 616.C. (R-3A Multifamily Residence District), Section 617.C. (R-4 Multifamily Residence District), Section 618.D. (R-5 Multifamily Residence District), Section 619.A. (Residential R-4A District—Multifamily Residence—General), Section 620.B. (Residential Office R-O District—Restricted Commercial), Section 622.D. (Commercial C-1 District—Neighborhood Retail), Section 623.D. (Commercial C-2 District—Intermediate Commercial), 642. (Urban Residential (UR) District), Section 646. (Capitol Mall Overlay District), Section 647.A.1. (Special Permit Uses), Section 649. (Mixed Use Agricultural (MUA) District), Section 658. (Deer Valley Airport Overlay (DVAO) District), Section 660. (Four Corners Overlay District), Section 701.E. (Separation Requirements—Registration), Section 702. (Off-Street Parking and Loading), Section 1204. (Land Use Matrix, Downtown Code), Section 1306. (Land Use Matrix, Walkable Urban Code), and Section 1307. (Parking standards, Walkable Urban Code).

Staff recommendation: Staff recommends approval of Z-TA-6-17 as shown in the recommended text in Exhibit A.

The purpose of this Addendum is to address minor revisions to the recommended text in Exhibit A. The proposed text amendment revisions are outlined below:

1. The definition of Community Residence Center in Section 202 has been revised to apply to all properties (commercial and multifamily). The words “property or” were replaced with “property, including a” in the first sentence. The original intent of the definition has not changed. The definition was modified slightly to ensure that “multifamily property or development” was not misconstrued to only include property with multifamily zoning, as there are community residence centers that are within commercial zoning districts.

2. The name of the Disability Accommodation Committee has been revised to Zoning Disability Accommodation Committee. This affects Sections 311 and 701.E. This is proposed to clarify that this committee will only evaluate requests related to zoning regulations.
3. Modifications to Section 1204 (Downtown Code, Land Use Matrix) are proposed due to the recently approved Downtown Code text amendment (Z-TA-10-13). It was approved by City Council per Ordinance G-6409 on January 24, 2018 and was effective February 24, 2018. The Downtown Code text amendment updated several land use conditions which effected the numbering of the conditions. The following land use condition numbers were changed:
 - Condition #4 regarding the 1,320-foot spacing requirement, is now condition #1.
 - Condition #20 regarding the maximum number of persons, is now condition #13.
 - Condition #34 regarding dispersal and establishment of a registered use, is now condition #29.

Exhibits

Exhibit A: Proposed Language (40 pages)

EXHIBIT A
Text Amendment Z-TA-6-17: Group Homes/Community Residences and associated uses and regulations

Proposed Language:

Amend Chapter 2, Section 202 (Definitions) to read as follows and alphabetize accordingly:

Adult Day Care Home: A residential home providing care for one to ten adult persons INDIVIDUALS for less than 24 hours per day and for compensation. An Adult Day Care Home shall be licensed by the State of Arizona, IF REQUIRED BY THE APPROPRIATE STATE AGENCY.

~~*Assisted Living Center:* A residential care institution that provides resident rooms, or residential units, to 11 or more persons with a disability or elderly persons. The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis. An assisted living center shall be licensed by the State of Arizona.~~

~~*Assisted Living Home:* A dwelling unit shared as their primary residence by one to ten persons with a disability or elderly persons living together as a single housekeeping unit, where staff persons provide on-site care, training, or support for the residents. The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis. An assisted living home shall be licensed by the State of Arizona.~~

BLOCK FACE: ONE SIDE OF THE PROPERTIES ALONG A STREET THAT ARE UNINTERRUPTED BY A STREET, FULLY DEDICATED ALLEY, OR OPEN SPACE/Common Area Tract 50 FEET OR GREATER IN WIDTH.

Boarding House: See "Group Home".
A RESIDENTIAL HOME OR BUILDING(S) FOR 6 OR MORE UNRELATED INDIVIDUALS USED TO PROVIDE LODGING FOR COMPENSATION. A BOARDING HOUSE IS OCCUPIED BY INDIVIDUALS WHERE RENT OR A LODGING FEE IS CHARGED SEPARATELY FOR THE INDIVIDUAL ROOMS OR PARTITIONED AREAS OCCUPIED BY THE RENTER OR OCCUPANT. INDIVIDUAL LIVING UNITS MAY OR MAY NOT BE EQUIPPED WITH KITCHEN FACILITIES; CONGREGATE DINING FACILITIES MAY BE PROVIDED FOR THE GUESTS. A BOARDING HOUSE IS NOT A COMMUNITY RESIDENCE HOME OR CENTER, HOTEL, MOTEL, RESIDENTIAL INN, OR BED AND BREAKFAST.

COMMUNITY RESIDENCE CENTER: A RESIDENTIAL CARE INSTITUTION ON A PROPERTY, OR INCLUDING A MULTIFAMILY PROPERTY OR DEVELOPMENT THAT PROVIDES RESIDENT ROOMS OR RESIDENTIAL UNITS TO 11 OR MORE INDIVIDUALS WITH DISABILITIES (ADULTS OR MINORS). THE FACILITY PROVIDES ON-SITE CARE, TRAINING OR SUPPORT, OR HABILITATIVE OR REHABILITATIVE SERVICES, RELATED TO THE RESIDENTS' DISABILITIES. THIS USE INCLUDES STRUCTURED SOBER LIVING HOMES THAT PROVIDE RESIDENT ROOMS OR RESIDENTIAL UNITS TO 11 OR MORE INDIVIDUALS. A COMMUNITY RESIDENCE CENTER SHALL BE LICENSED BY THE STATE OF ARIZONA OR THE CITY OF PHOENIX.

~~A COMMUNITY RESIDENCE CENTER ALSO INCLUDES MULTIFAMILY PROPERTY OR DEVELOPMENT IS A COMMUNITY RESIDENCE CENTER IF 1) RESIDENTS IN MORE THAN TWO UNITS OR 20% OF THE TOTAL NUMBER OF UNITS (WHICHEVER IS GREATER) ON THE MULTIFAMILY PROPERTY OR DEVELOPMENT RECEIVE ON-SITE CARE, TRAINING OR SUPPORT, OR HABILITATIVE OR REHABILITATIVE SERVICES FROM A SERVICE PROVIDER, AND A PORTION OF THE COST FOR THE SERVICE IS PAID FOR BY A WHERE THE PROPERTY OWNER OR OPERATOR OF THE MULTIFAMILY PROPERTY OR DEVELOPMENT RECEIVES PAYMENT FROM ENTITIES AUTHORIZED TO PROVIDE HEALTH CARE INSURANCE PROVIDER AUTHORIZED TO PROVIDE HEALTH INSURANCE IN THE STATE OF ARIZONA; OR 2) MORE THAN TWO UNITS OR 20% OF THE TOTAL NUMBER OF UNITS (WHICHEVER IS GREATER) ARE OPERATED OR PROVIDED BY AN ENTITY THAT IS LICENSED BY THE STATE OF ARIZONA OR THE CITY OF PHOENIX TO PROVIDE HEALTH CARE SERVICES RELATING TO THE TREATMENT OF THE DISABILITIES FOR RESIDENTS LIVING IN MORE THAN TWO UNITS ON THE PROPERTY AND MORE THAN 20% OF THE TOTAL NUMBER OF UNITS ON THE MULTIFAMILY PROPERTY OR DEVELOPMENT.~~

COMMUNITY RESIDENCE HOME: EXCEPT AS REQUIRED BY STATE LAW, A COMMUNITY RESIDENCE HOME IS A RESIDENTIAL LIVING ARRANGEMENT FOR UP TO TEN UNRELATED INDIVIDUALS WITH DISABILITIES LIVING AS A SINGLE FUNCTIONAL FAMILY IN A SINGLE DWELLING UNIT WHO ARE IN NEED OF THE MUTUAL SUPPORT FURNISHED BY OTHER RESIDENTS OF THE COMMUNITY RESIDENCE HOME AS WELL AS THE SERVICES, IF ANY, PROVIDED BY THE STAFF OF THE COMMUNITY RESIDENCE HOME. RESIDENTS MAY BE SELF-GOVERNING OR SUPERVISED BY A SPONSORING ENTITY OR ITS STAFF, WHICH PROVIDES ON-SITE CARE, TRAINING OR SUPPORT, OR HABILITATIVE OR REHABILITATIVE SERVICES, RELATED TO THE RESIDENTS' DISABILITIES. A COMMUNITY RESIDENCE HOME SEEKS TO EMULATE A BIOLOGICAL FAMILY TO NORMALIZE ITS RESIDENTS AND INTEGRATE THEM INTO THE SURROUNDING COMMUNITY. ITS PRIMARY PURPOSE IS TO PROVIDE SHELTER IN A FAMILY-LIKE ENVIRONMENT; TREATMENT IS INCIDENTAL AS IN ANY HOME. SUPPORTIVE INTER-RELATIONSHIPS BETWEEN RESIDENTS ARE AN ESSENTIAL COMPONENT. A COMMUNITY RESIDENCE HOME SHALL BE CONSIDERED A RESIDENTIAL USE OF PROPERTY FOR PURPOSES OF THIS ZONING ORDINANCE. THE TERM DOES NOT INCLUDE ANY OTHER GROUP LIVING ARRANGEMENT FOR UNRELATED INDIVIDUALS WHO ARE NOT DISABLED NOR CORRECTIONAL TRANSITIONAL FACILITIES, OR RESIDENTIAL FACILITIES FOR SEX OFFENDERS. A COMMUNITY RESIDENCE HOME SHALL BE LICENSED BY THE STATE OF ARIZONA OR THE CITY OF PHOENIX.

Group Home: A residential HOME OR BUILDING(S) ~~facility~~ for 6 or more unrelated ~~persons~~ INDIVIDUALS providing living facilities, AND sleeping rooms, ~~and meals~~; and which ALSO PROVIDES LIMITED SERVICES, SUCH AS, BUT NOT LIMITED TO MEALS, SERVICES TO PROMOTE EMOTIONAL SUPPORT, LIFE SKILLS DEVELOPMENT AND/OR EMPLOYMENT TRAINING ~~have a permit issued by the appropriate government agency as a boarding house.~~

Hospice: A health care service agency or institution other than a hospital, assisted living home or center, COMMUNITY RESIDENCE HOME OR CENTER, or nursing home that provides inpatient beds or resident beds to persons who need continuous hospice services. A hospice does not include in-home hospice care. A hospice shall be licensed by the State of Arizona.

Nursing Home: A health care institution other than a hospital, ~~or an~~ assisted living home or center, OR A COMMUNITY RESIDENCE HOME OR CENTER that provides inpatient beds or resident beds to persons who need continuous nursing services. A nursing home shall be licensed by the State of Arizona.

OXFORD HOUSE: A SELF-GOVERNED COMMUNITY RESIDENCE HOME FOR PEOPLE IN RECOVERY THAT IS PART OF OXFORD HOUSE, INC. AN OXFORD HOUSE PLACES NO TIME LIMIT ON RESIDENCY, OPERATES AS A DEMOCRATIC SYSTEM AND UTILIZES SELF-SUPPORT TO PAY ALL THE HOUSEHOLD EXPENSES. SANCTIONED BY CONGRESS, EACH OXFORD HOUSE IS OPERATED IN ACCORD WITH THE OXFORD HOUSE MANUAL© AND IS SUBJECT TO ANNUAL INSPECTIONS WHICH SERVE AS THE FUNCTIONAL EQUIVALENT OF THE LICENSING OF COMMUNITY RESIDENCE HOMES REQUIRED BY THIS ORDINANCE.

~~*Residential Care Center:* A residential care institution that provides resident rooms or residential units to 11 or more persons (adults or minors). The facility provides on-site care, training or support for the residents, as well as health and rehabilitative services to persons with behavioral health or developmental disabilities. A Residential Care Center shall be licensed by the State of Arizona.~~

~~*Residential Care Home:* A dwelling unit shared as a primary residence by one to ten persons (adults or minors) living together as a single housekeeping unit, in which staff persons provide on-site care, training or support for the residents. A residential care home shall be licensed by the State of Arizona.~~

~~*Rest Home:* See "Assisted Living COMMUNITY RESIDENCE Center" or "Nursing Home."~~

~~*Sober Living Home:* Any premises, place or building that provides alcohol-free or drug-free housing, for individuals who are recovering from addiction. This does not include a private residence in which a related family member is required to receive outpatient behavioral health services for substance abuse or addiction treatment as a condition of continuing to reside in the family dwelling. A sober living home includes Structured Sober Living Home as defined in A.R.S. 9-500.40.C.~~

STRUCTURED SOBER LIVING HOME: ANY PREMISES, PLACE OR BUILDING THAT PROVIDES ALCOHOL-FREE OR DRUG-FREE HOUSING, PROMOTES INDEPENDENT LIVING AND LIFE SKILL DEVELOPMENT AND PROVIDES STRUCTURED ACTIVITIES THAT ARE DIRECTED PRIMARILY TOWARD RECOVERY FROM SUBSTANCE USE DISORDERS IN A SUPERVISED SETTING TO A GROUP OF UNRELATED INDIVIDUALS WHO ARE RECOVERING FROM DRUG OR ALCOHOL ADDICTION AND WHO ARE RECEIVING OUTPATIENT BEHAVIORAL HEALTH SERVICES FOR SUBSTANCE ABUSE OR ADDICTION TREATMENT WHILE LIVING IN THE HOME. THIS DOES NOT INCLUDE A PRIVATE RESIDENCE IN WHICH A RELATED FAMILY MEMBER IS REQUIRED TO RECEIVE OUTPATIENT BEHAVIORAL HEALTH SERVICES FOR SUBSTANCE ABUSE OR ADDICTION TREATMENT AS A CONDITION OF CONTINUING TO RESIDE IN THE FAMILY DWELLING.

Amend Chapter 3 to add new Section 311 Zoning Disability Accommodation Committee to read as follows:

311 ZONING DISABILITY ACCOMMODATION COMMITTEE.

- A. **RESPONSIBILITIES.** THE ZONING DISABILITY ACCOMMODATION COMMITTEE SHALL REVIEW DISABILITY ACCOMMODATION APPLICATIONS PURSUANT TO SECTION 701.E.3.B. AND RELEVANT PUBLIC INPUT RELATING TO THE DISABILITY ACCOMMODATION APPLICATION. THE COMMITTEE SHALL ISSUE A WRITTEN DECISION WITHIN 60 DAYS AFTER THE APPLICATION HAS BEEN DEEMED ADMINISTRATIVELY COMPLETE. AN APPLICATION IS NOT CONSIDERED ADMINISTRATIVELY COMPLETE UNTIL THE PUBLIC NOTICE REQUIREMENTS HAVE BEEN COMPLETED PURSUANT TO THE PLANNING AND DEVELOPMENT DEPARTMENT POLICY AND PROCEDURES ESTABLISHED FOR DISABILITY ACCOMMODATION REQUESTS. THE DECISION SHALL BE INCLUDED IN A REPORT WITH FINDINGS THAT ADDRESS THE FOLLOWING:
1. THE REQUESTING PARTY OR OCCUPANTS OF THE HOUSING FOR WHICH THE REQUEST IS MADE ARE PROTECTED UNDER THE FAIR HOUSING ACT AND/OR THE AMERICANS WITH DISABILITIES ACT BY DEMONSTRATING THAT THEY OR THE RESIDENTS OF THE PROPOSED HOUSING ARE INDIVIDUALS WITH DISABILITIES, AS DEFINED IN THIS ZONING ORDINANCE.
 2. THE PROPOSED DISABILITY ACCOMMODATIONS BEING SOUGHT ARE REASONABLE AND NECESSARY TO AFFORD THE SUBJECT INDIVIDUAL(S) WITH DISABILITIES AN EQUAL OPPORTUNITY TO USE AND ENJOY THE HOUSING THAT IS THE SUBJECT OF THE REQUEST.

3. A REQUEST FOR A DISABILITY ACCOMMODATION TO PERMIT MORE THAN TEN UNRELATED INDIVIDUALS TO OCCUPY A COMMUNITY RESIDENCE HOME MEETS THE STANDARDS FOR COMMUNITY RESIDENCE HOME AS DEFINED IN THIS ZONING ORDINANCE.
 - THE PRIMARY FUNCTION OF THE PROPOSED COMMUNITY RESIDENCE HOME IS RESIDENTIAL WHERE ANY TREATMENT IS MERELY INCIDENTAL TO THE RESIDENTIAL USE OF THE PROPERTY.
 - THE PROPOSED COMMUNITY RESIDENCE HOME EMULATES A BIOLOGICAL FAMILY AND OPERATES AS A FUNCTIONAL FAMILY RATHER THAN AS AN INSTITUTION, BOARDING HOUSE, NURSING HOME, SHORT TERM VACATION RENTAL, CONTINUING CARE FACILITY, MOTEL, HOTEL, TREATMENT CENTER, REHABILITATION CENTER, OR A NONRESIDENTIAL USE.
4. THE REQUESTED NUMBER OF RESIDENTS IN THE PROPOSED COMMUNITY RESIDENCE HOME WILL NOT INTERFERE WITH THE NORMALIZATION AND COMMUNITY INTEGRATION OF THE OCCUPANTS OF ANY EXISTING COMMUNITY RESIDENCE HOME, AND THAT THE HOME WILL MAINTAIN A RESIDENTIAL CHARACTER.

B. MEMBERSHIP. MEMBERS OF THE ZONING DISABILITY ACCOMMODATION COMMITTEE SHALL CONSIST OF FIVE MEMBERS COMPOSED AS FOLLOWS:

1. PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, OR HIS OR HER DESIGNEE.
2. NEIGHBORHOOD SERVICES DEPARTMENT DIRECTOR, OR HIS OR HER DESIGNEE.
3. EQUAL OPPORTUNITY DEPARTMENT DIRECTOR, OR HIS OR HER DESIGNEE.

THE FOLLOWING MEMBERS SHALL BE APPOINTED BY THE MAYOR AND REMOVED BY THE MAJORITY VOTE OF THE CITY COUNCIL:

4. A REPRESENTATIVE FROM A CITY OF PHOENIX REGISTERED NEIGHBORHOOD ORGANIZATION.
5. A REPRESENTATIVE FROM THE COMMUNITY RESIDENCE HOME OR CENTER INDUSTRY.

- C. THE PLANNING AND DEVELOPMENT DIRECTOR SHALL APPOINT A COMMITTEE SECRETARY, ADOPT COMMITTEE PROCEDURES CONSISTENT WITH APPLICABLE ZONING ORDINANCE PROVISIONS, AND PROVIDE OTHER ADMINISTRATIVE SUPPORT FOR THE COMMITTEE.
- D. IF THE COMMITTEE DOES NOT ISSUE A DECISION WITHIN 60 DAYS AFTER THE APPLICATION HAS BEEN DEEMED ADMINISTRATIVELY COMPLETE, THE PLANNING AND DEVELOPMENT DIRECTOR MAY SHALL ISSUE A FINAL DECISION ON THE ACCOMMODATION REQUEST FILED PURSUANT TO THIS SECTION.

Amend Chapter 6, Section 603.A. (Suburban S-1 District—Ranch or Farm Residence) to read as follows and renumber section accordingly:

- 3. ~~Assisted living home; provided that:~~
 - a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
- 43. ~~Residential care~~ COMMUNITY RESIDENCE home, provided that:
 - a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.

- 2) ~~No assisted living, residential care, or sober living COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living COMMUNITY RESIDENCE home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
5. ~~Sober Living Home, provided that:~~
- a. ~~The home has no more than 5 residents, not including staff; or~~
 - b. ~~For a home with 6 to 10 residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No Assisted Living, Residential Care, or Sober Living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another Assisted Living, Residential Care, or Sober Living home that has been registered with 6 to 10 residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 605.A. (Residential Estate RE-43 District—One-Family Residence) to read as follows and renumber section accordingly:

- 3. ~~Assisted living home; provided that:~~
 - a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~

- 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
43. ~~Residential care~~ COMMUNITY RESIDENCE home, provided that:
- a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - 2) ~~No assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
 - 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.
5. ~~Sober living home, provided that:~~
- a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 606.A. (Residential Estate RE-24 District—One-Family Residence) to read as follows and renumber section accordingly:

- 3. ~~Assisted living home; provided that:~~

- a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
43. Residential care COMMUNITY RESIDENCE home, provided that:
- a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - 2) No assisted living, residential care, or sober living COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living COMMUNITY RESIDENCE home that has been registered with six to ten residents.
 - 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.
5. Sober living home, provided that:
- a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~

- 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
- 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 608. (Residence Districts) to read as follows and renumber/alphabetize section accordingly:

C. Permitted Uses.

Use	Permitted	Permitted With Conditions ⁽¹⁾	Use Permit And Conditions ⁽²⁾
Single-Family DU	X		
Governmental Uses	X		
Assisted Living Home		X	
Residential Care COMMUNITY RESIDENCE Home		X	
Sober Living Home		X	
BOARDING HOUSE		X	X
GROUP HOME		X	X
* * *			
1—6 Dependent Care Facility		X	
1—4 Adult Day Care Home		X	
Display for Sale of Vehicle		X	
Guestrooms		X	
Public Utility Buildings and Facilities		X	
Schools, Private		X	X
* * *			
5—10 Adult Day Care Home		X	X
Churches/Place of Worship		X	X
Construction Facilities and Storage		X	X

Home Occupations		X	X
Model Homes and/or Subdivision Sales Office		X	X
Nondaily Newspaper Delivery Service		X	X
Public Assembly—Residential		X	X
* * *			
7—12 Dependent Care Facility			X
Environmental Remediation Facility			X

D. Permitted Uses with Conditions.

2. ~~Assisted living home; provided that:~~
 - a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

32. ~~Residential care~~ COMMUNITY RESIDENCE home, provided that:
 - a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:

- 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
- 2) No ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
- 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

~~4. Sober living home, provided that:~~

- a. ~~The home has no more than five residents, not including staff; or~~
- b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

F. Permitted with a Use Permit Approval Pursuant to Section 307.

1. BOARDING HOUSE PERMITTED IN THE R-3, R-3A, R-4, R-4A, AND R-5 ZONING DISTRICTS, SUBJECT TO A USE PERMIT AND CONDITIONS AS OUTLINED IN EACH RESPECTIVE ZONING DISTRICT.
2. GROUP HOME PERMITTED IN THE R-3, R-3A, R-4, R-4A, AND R-5 ZONING DISTRICTS, SUBJECT TO A USE PERMIT AND CONDITIONS AS OUTLINED IN EACH RESPECTIVE ZONING DISTRICT.

Amend Chapter 6, Section 615.C. (R-3 Multifamily Residence District) to read as follows and renumber section accordingly:

2. BOARDING HOUSE, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
 - E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

23. ~~Assisted living or residential care~~ COMMUNITY RESIDENCE center, subject to a use permit and the following conditions:
 - A. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.
 - aD. A maximum lot coverage of 25 percent.
 - bE. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.
 - eF. The lot shall only have vehicular access from an arterial or collector street.

34. Group home, subject to a use permit AND THE FOLLOWING CONDITIONS:-

- A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
- B. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
- C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
- E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

Amend Chapter 6, Section 616.C. (R-3A Multifamily Residence District) to read as follows and renumber section accordingly:

- 2. BOARDING HOUSE, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
 - E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

- 23. ~~Assisted living or residential care~~ COMMUNITY RESIDENCE center, subject to a use permit and the following conditions:

- A. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.
 - aD. A maximum lot coverage of 25 percent.
 - bE. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.
 - eF. The lot shall only have vehicular access from an arterial or collector street.
34. Group home, subject to a use permit AND THE FOLLOWING CONDITIONS:-
- A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
 - E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

Amend Chapter 6, Section 617.C. (R-4 Multifamily Residence District) to read as follows and renumber section accordingly:

2. BOARDING HOUSE, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
 - E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

23. ~~Assisted living or residential care~~ COMMUNITY RESIDENCE center, subject to a use permit and the following conditions:
 - A. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.
 - aD. A maximum lot coverage of 25 percent.
 - bE. A minimum of 100 square feet of usable outdoor open space per bed shall be provided.
 - eF. The lot shall only have vehicular access from an arterial or collector street.

34. Group home, subject to a use permit AND THE FOLLOWING CONDITIONS:-

- A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
- B. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
- C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- D. A MINIMUM OF 100 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
- E. THE LOT SHALL ONLY HAVE VEHICULAR ACCESS FROM AN ARTERIAL OR COLLECTOR STREET.

Amend Chapter 6, Section 618.D. (R-5 Multifamily Residence District) to read as follows and renumber section accordingly:

- ~~2. Assisted living center, subject to a use permit and the following conditions:~~
 - ~~a. A maximum lot coverage of 25 percent.~~
 - ~~b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~

- 6. BOARDING HOUSE, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.

- C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- D. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.

- 8. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.
 - D. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - E. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.

- 4012. Group Home, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.

18. ~~Residential care center, subject to a use permit and the following conditions:~~
 - a. ~~A maximum lot coverage of 25 percent.~~
 - b. ~~A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~

Amend Chapter 6, Section 619.A. (Residential R-4A District—Multifamily Residence—General) to read as follows and renumber section accordingly:

4. ~~Assisted living center, subject to a use permit and the following conditions:~~
 - a. ~~A maximum lot coverage of 25 percent.~~
 - b. ~~A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~

5. BOARDING HOUSE, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:
 - A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - B. NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
 - C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
 - D. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.
6. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:

- A. SUCH CENTER SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
- B. NO COMMUNITY RESIDENCE CENTER SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
- C. DISABILITY ACCOMMODATION FROM THE SPACING REQUIREMENT MAY BE REQUESTED BY AN APPLICANT PER SECTION 701.E.3.
- D. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- E. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.

68. Group Home, SUBJECT TO A USE PERMIT AND THE FOLLOWING CONDITIONS:

- A. SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
- B. NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.
- C. A MAXIMUM LOT COVERAGE OF 25 PERCENT.
- D. A MINIMUM OF 50 SQUARE FEET OF USABLE OUTDOOR OPEN SPACE PER BED SHALL BE PROVIDED.

~~10. Residential care center, subject to a use permit and the following conditions:~~

- ~~a. A maximum lot coverage of 25 percent.~~

- b. ~~A minimum of 50 square feet of usable outdoor open space per bed shall be provided.~~

Amend Chapter 6, Section 620.B. (Residential Office R-O District—Restricted Commercial), to read as follows and renumber section accordingly:

- 2. ~~Assisted living home; provided, that:~~
 - a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

- 32. ~~Residential care~~ COMMUNITY RESIDENCE home, provided that:
 - a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - 2) ~~No assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
 - 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

- 4. ~~Sober living home, provided that:~~

- a. ~~The home has no more than five residents, not including staff; or~~
- b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 622.D. (Commercial C-1 District – Neighborhood Retail) to read as follows and renumber section accordingly:

~~7. Assisted Living Center, subject to a use permit.~~

20. BOARDING HOUSE, SUBJECT TO A USE PERMIT.

38. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT.

76. GROUP HOME, SUBJECT TO A USE PERMIT.

~~148. Residential Care Center, subject to a use permit.~~

Amend Chapter 6, Section 623.D. (Commercial C-2 District – Intermediate Commercial) to read as follows and renumber section accordingly:

10. ~~Assisted Living Center~~

51. COMMUNITY RESIDENCE CENTER.

Amend Chapter 6, Section 642. (Urban Residential (UR) District) to read as follows and renumber section accordingly:

C. Permitted uses.

1. **Primary uses.**

- a. ~~Assisted living home; provided that:~~
- (1) ~~The home has no more than five residents, not including staff; or~~
 - (2) ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - (a) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - (b) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - (c) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~
- bA. Residential care COMMUNITY RESIDENCE home, provided that:
- (1) The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - (2) For a home with six to ten residents, not including staff, the following conditions shall apply:

- (a) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
- (b) No assisted living, residential care, or sober living COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living COMMUNITY RESIDENCE home that has been registered with six to ten residents.
- (c) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

~~e. Sober living home, provided that:~~

- ~~(1) The home has no more than five residents, not including staff; or~~
- ~~(2) For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - ~~(a) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - ~~(b) No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - ~~(c) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 646. (Capitol Mall Overlay District) to read as follows:

F. Special Permit Uses.

1. Land in the CMO district may be used for the following purposes, subject to the procedures and standards of Section 504.1 regarding special permits.

- b. A group home, BOARDING HOUSE or rooming house shall be a minimum of 1,500 feet from another such home.

Amend Chapter 6, Section 647.A.1. (Special Permit Uses) to read as follows and renumber section accordingly:

- A. BOARDING HOUSE, PROVIDED THAT NOT MORE THAN TEN INDIVIDUALS SHALL OCCUPY A SINGLE DWELLING; FURTHER, NO MORE THAN TWO INDIVIDUALS SHALL OCCUPY EACH BEDROOM; AND SUBJECT TO THE FOLLOWING CONDITIONS:
 - (1) SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.
 - (2) NO BOARDING HOUSE SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER BOARDING HOUSE, GROUP HOME, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.

- fG. Group home provided that not more than ten ~~persons~~ INDIVIDUALS shall occupy a single dwelling; further, no more than two ~~persons~~ INDIVIDUALS shall occupy each bedroom.; AND SUBJECT TO THE FOLLOWING CONDITIONS:
 - (1) SUCH HOME SHALL BE REGISTERED WITH, AND ADMINISTRATIVELY VERIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR'S DESIGNEE, AS TO COMPLIANCE WITH THE STANDARDS OF THIS SECTION AS PROVIDED IN SECTION 701.

- (2) NO GROUP HOME SHALL BE LOCATED ON A LOT WITH A PROPERTY LINE WITHIN 1,320 FEET, MEASURED IN A STRAIGHT LINE IN ANY DIRECTION OF THE LOT LINE OF ANOTHER GROUP HOME, BOARDING HOUSE, OR COMMUNITY RESIDENCE HOME OR CENTER WITHIN A RESIDENTIAL ZONING DISTRICT.

Amend Chapter 6, Section 649. (Mixed Use Agricultural (MUA) District) to read as follows and renumber section accordingly:

- C. **Permitted Primary Uses.** The following uses are permitted in accordance with the regulations and special standards established below.

6. ~~Assisted living home; provided that:~~
 - a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

4443. ~~Residential care~~ COMMUNITY RESIDENCE home, provided that:
 - a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
 - b. For a home with six to ten residents, not including staff, the following conditions shall apply:

- 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
- 2) No ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
- 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

49. ~~Sober living home, provided that:~~
- a. ~~The home has no more than five residents, not including staff; or~~
 - b. ~~For a home with six to ten residents, not including staff, the following conditions shall apply:~~
 - 1) ~~Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.~~
 - 2) ~~No assisted living, residential care, or sober living home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another assisted living, residential care, or sober living home that has been registered with six to ten residents.~~
 - 3) ~~Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.~~

Amend Chapter 6, Section 658. (Deer Valley Airport Overlay (DVAO) District) to read as follows and renumber/alphabetize section accordingly:

- C. Regulation Areas: The DVAO District is divided into three separate regulation areas. When a parcel falls partially into one or more of the regulation areas, the most restrictive regulation area shall apply to the entire parcel.

2. Prohibited uses, Areas 2 & 3: Same as Area 1 and the following:

c. ~~Assisted Living Home or Center~~ BOARDING HOUSE.

E. COMMUNITY RESIDENCE HOME OR CENTER.

H. GROUP HOME.

m. ~~Residential care home or center.~~

p. ~~Sober living home.~~

Amend Chapter 6, Section 660. (Four Corners Overlay District) to read as follows and alphabetize section accordingly:

C. **Permitted SPECIAL PERMIT Uses.** The Four Corners Overlay District is established to encourage the development of neighborhood serving retail uses and limited community serving uses. Uses listed in the underlying commercial district are permitted except that certain uses and the sale of certain products will be permitted only subject to a special permit approval in accordance with Section 504.1 of the Zoning Ordinance. These include:

* ~~Assisted living center;~~

* BOARDING HOUSE;

* COMMUNITY RESIDENCE CENTER;

* GROUP HOME;

Amend Chapter 7, Section 701.E. (Separation Requirements—Registration) to read as follows:

E. Separation Requirements—Registration AND DISABILITY ACCOMMODATIONS

2. Establishment of registered use.

Establishment of a registered use shall be evidenced by and shall occur on the date a certificate of occupancy is issued for such use. Application for and issuance of a certificate of occupancy shall be according to the procedures established in the Construction Code. If, at the expiration of the time period specified in subsection 1 of this section, the registered use has been established, no other use which under the provisions of this ordinance is required to maintain a minimum separation from the registered use may subsequently be established closer to the registered use than the minimum distance prescribed by this ordinance.

- a. The applicant may provide evidence to the Planning and Development Department staff that a registered facility within the spacing requirements is no longer operating. The Planning and Development Department staff will verify the status of the facility within 30 business days and update the registered use documents.

3. Request for a disability accommodation.

- a. **ADMINISTRATIVE STAFF REVIEW.** An applicant may request a disability accommodation from a separation requirement if the requirement prohibits an ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home (~~“registered care home”~~) OR CENTER for a person with disabilities ~~on a lot~~. FOR THE PURPOSES OF DETERMINING CONFORMANCE FOR COMMUNITY RESIDENCE HOMES, ONLY OTHER COMMUNITY RESIDENCE HOME LOCATIONS SHALL BE CONSIDERED. ALL COMMUNITY RESIDENCE HOMES OR CENTERS THAT ARE CONSIDERED FOR DETERMINING CONFORMANCE WITH THIS SECTION SHALL BE WITHIN RESIDENTIAL ZONING DISTRICTS.

The Planning and Development Department Director’s designee may administratively approve such requests if there are no more than five ~~registered care~~ COMMUNITY RESIDENCE homes with six to ten residents OR CENTERS, within a one-half-mile area (2,640-foot radius), MEASURED IN A STRAIGHT LINE IN ANY DIRECTION, OF THE LOT LINES OF A PROPOSED COMMUNITY RESIDENCE HOME WITH SIX TO TEN RESIDENTS OR CENTER, EXCEPT THAT:-

~~A registered care home is not deemed within the one-half mile area if separated from the proposed lot by a natural or manmade barrier including, but not limited to, any of the following:~~

- (1) A COMMUNITY RESIDENCE HOME OR CENTER IS NOT DEEMED WITHIN THE ONE-HALF MILE AREA IF SEPARATED FROM THE PROPOSED COMMUNITY RESIDENCE HOME OR CENTER BY A NATURAL OR MANMADE BARRIER INCLUDING, BUT NOT LIMITED TO, ANY OF THE FOLLOWING:
 - (4) (A) Arizona Canal,
Central Arizona Project Canal,
Elliot Canal,
Grand Canal,
Highline Canal,
Roosevelt Irrigation District Canal, and
Western Canal;
 - (2) (B) Municipal open space that is at least ten acres in size (such as a park or golf course);
 - (3) (C) Railroad; or
 - (4) (D) Freeway.

- (2) NO MORE THAN ONE COMMUNITY RESIDENCE HOME OR CENTER MAY LOCATE ON THE SAME BLOCK FACE; ABUTTING TO THE REAR OR ABUTTING CATTYCORNER (INCLUDING LOTS SEPARATED BY AN ALLEY); OR ACROSS A STREET FROM A BLOCK FACE WITH A PROPOSED OR EXISTING COMMUNITY RESIDENCE HOME OR CENTER.

- b. **ZONING DISABILITY ACCOMMODATION COMMITTEE REVIEW.** If the above disability accommodation ADMINISTRATIVE STAFF REVIEW APPROVAL CONDITIONS ARE request is denied NOT MET, the applicant may appeal the denial to the REQUEST FUTHER REVIEW BY THE ZONING DISABILITY ACCOMMODATION COMMITTEE ~~Planning and Development Department Director (“the Department Director”)~~. ADDITIONALLY, AN APPLICANT MAY REQUEST A DISABILITY ACCOMMODATION FROM ANY ZONING REQUIREMENT IF THE REQUIREMENT PROHIBITS A COMMUNITY RESIDENCE HOME, CENTER, OR ANY OTHER FORM OF HOUSING FOR INDIVIDUALS WITH DISABILITIES.

The applicant shall submit to the PLANNING AND DEVELOPMENT DEPARTMENT a written request for accommodation and the reason why the accommodation is required. The written request shall contain sufficient facts to allow the ZONING DISABILITY ACCOMMODATION COMMITTEE TO PROVIDE A DECISION TO THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR (“THE DEPARTMENT DIRECTOR”), ~~Department Director~~ to make an individualized determination of the proposed ~~registered care home’s~~ COMMUNITY RESIDENCE’S needs, to address the city’s safety and welfare concerns, and to assure compliance with this section.

THE APPLICANT SHALL COMPLY WITH THE PUBLIC NOTICE REQUIREMENTS PURSUANT TO THE PLANNING AND DEVELOPMENT DEPARTMENT POLICY AND PROCEDURES ESTABLISHED FOR DISABILITY ACCOMMODATION REQUESTS. PUBLIC NOTICE IS REQUIRED IN ORDER TO ALLOW THE OPPORTUNITY FOR NEIGHBORING PROPERTIES AND NEIGHBORHOOD ORGANIZATIONS TO PROVIDE RELEVANT PUBLIC INPUT RELATING TO THE DISABILITY ACCOMMODATION APPLICATION.

THE ZONING DISABILITY ACCOMMODATION COMMITTEE SHALL REVIEW THE WRITTEN REQUEST AND RELEVANT PUBLIC INPUT RELATING TO THE DISABILITY ACCOMMODATION APPLICATION. THE COMMITTEE SHALL PROVIDE A DECISION PER THE PROCEDURES OUTLINED IN SECTION 311. ~~The Department Director shall review the written request~~ DISABILITY ACCOMMODATION COMMITTEE DECISION and determine if:

- (1) ~~Whether an accommodation should be made pursuant to the requirements of the Fair Housing Act; and~~
THE REQUESTING PARTY OR OCCUPANTS OF THE HOUSING FOR WHICH THE REQUEST IS MADE ARE PROTECTED UNDER THE FAIR HOUSING ACT AND/OR THE AMERICANS WITH DISABILITIES ACT BY DEMONSTRATING THAT THEY OR THE RESIDENTS OF THE PROPOSED HOUSING ARE INDIVIDUALS WITH DISABILITIES, AS DEFINED IN THIS ZONING ORDINANCE.
- (2) ~~If so, the nature of the accommodation taking into consideration the requirements of the Fair Housing Act, public safety and welfare concerns, and the residential character of the neighborhood.~~
THE PROPOSED DISABILITY ACCOMMODATIONS BEING SOUGHT ARE REASONABLE AND NECESSARY TO AFFORD THE SUBJECT INDIVIDUAL(S) WITH DISABILITIES AN EQUAL OPPORTUNITY TO USE AND ENJOY THE HOUSING THAT IS THE SUBJECT OF THE REQUEST.
- (3) A REQUEST FOR A DISABILITY ACCOMMODATION TO PERMIT MORE THAN TEN UNRELATED INDIVIDUALS TO OCCUPY A COMMUNITY RESIDENCE HOME MEETS THE STANDARDS FOR COMMUNITY RESIDENCE HOME AS DEFINED IN THIS ZONING ORDINANCE.
 - THE PRIMARY FUNCTION OF THE PROPOSED COMMUNITY RESIDENCE HOME IS RESIDENTIAL WHERE ANY TREATMENT IS MERELY INCIDENTAL TO THE RESIDENTIAL USE OF THE PROPERTY.
 - THE PROPOSED COMMUNITY RESIDENCE HOME EMULATES A BIOLOGICAL FAMILY AND OPERATES AS A FUNCTIONAL FAMILY RATHER THAN AS AN INSTITUTION, BOARDING HOUSE, NURSING HOME, SHORT TERM VACATION RENTAL, CONTINUING CARE FACILITY, MOTEL, HOTEL, TREATMENT CENTER, REHABILITATION CENTER, OR A NONRESIDENTIAL USE.

- (4) THE REQUESTED NUMBER OF RESIDENTS IN THE PROPOSED COMMUNITY RESIDENCE HOME WILL NOT INTERFERE WITH THE NORMALIZATION AND COMMUNITY INTEGRATION OF THE OCCUPANTS OF ANY EXISTING COMMUNITY RESIDENCE HOME, AND THAT THE HOME WILL MAINTAIN A RESIDENTIAL CHARACTER.

The accommodation shall be made only to the extent necessary to comply with the Fair Housing Act. The ~~Planning and Development~~ ZONING DISABILITY ACCOMMODATION COMMITTEE OR PLANNING AND DEVELOPMENT Department Director's determination constitutes a final administrative action.

Amend Chapter 7, Section 702. (Off-Street Parking and Loading) to read as follows and alphabetize accordingly:

C. Parking Requirements.

Group Home OR BOARDING HOUSE	1 space per 2 resident beds
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Assisted Living and Residential Care COMMUNITY RESIDENCE Center, Nursing Home, Specialized Treatment Facility, STRUCTURED SOBER LIVING HOME (WITH MORE THAN TEN RESIDENTS), and Hospice	1 space per 2 resident/patient beds.
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STRUCTURED SOBER LIVING HOME (WITH SIX TO TEN RESIDENTS)	4 SPACES PER 1 DWELLING UNIT, 2 OF WHICH MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK.
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Amend Chapter 12, Section 1204. (Land Use Matrix) to read as follows and alphabetize accordingly:

C. The following shall apply to uses that are permitted with conditions (pc) as indicated with a number that corresponds with the Land Use Matrix in Section 1204.D:

DISPERSAL & ESTABLISHMENT OF A REGISTERED USE:

~~3429. Assisted living, residential care, and sober living~~ COMMUNITY RESIDENCE homes, subject to the following:

- a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), (Arizona Revised Statutes); or
- b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - 2) No ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
 - 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

D. Land Use Matrix

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	BC	Central Park	Community Corridor	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
Residential Uses																

Assisted Living Home		pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34
BOARDING HOUSE		PC414	PC41	SP, PC41, 2, 13	PC41, 13	PC41	PC41	PC41	PC41, 2013	PC41, 2013	SP, PC41, 2013	UP, PC41, 2013	PC41, 2013	PC41	PC41	PC41
COMMUNITY RESIDENCE HOME		PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429	PC3429

Group Home		pc414	pc41	SP, pc41, 2013	pc41, 13	pc41	pc41	pc41	pc41, 2013	pc41, 2013	SP, pc41, 2013	UP, pc41, 2013	pc41, 2013	pc41	pc41	pc41

Residential Care Home		pe 34	pe 34	pe 34	pe 34	pe 34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34	pc34
Sober Living Home		pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34	pe 34

Health and Support Services																
Residential Care COMMUNITY RESIDENCE Center	x	p	p	sp	p	p	p	p	p	p	p	sp	up	p	p	p

Amend Chapter 13, Section 1306. (Land Use Matrix) to read as follows, and alphabetize accordingly:

TABLE 1306.1 LAND USE MATRIX

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6:H WR

Assisted Living Home 1-10 residents	PC	PC	PC	PC	PC	PC	P	P	P
Assisted Living Center 11+ residents	NP	UP	UP	P	P	P	P	P	P
BOARDING HOUSE	NP	UP	UP	UP	P	P	P	P	P
COMMUNITY RESIDENCE HOME	PC	PC	PC	PC	PC	PC	P	P	P

1-10 RESIDENTS									
COMMUNITY RESIDENCE CENTER	NP	UP	UP	P	P	P	P	P	P
11+ RESIDENTS									

Group Home	UNP	UP	UP	UP	P	P	NP	NP	NP

Residential Care Home	PG	PG	PG	PG	PG	PG	P	P	P
1-10 residents									
Residential Care Center	NP	UP	UP	P	P	P	P	P	P
11+ residents									
Sober Living Home	PG	PG	PG	PG	PG	PG	P	P	P
1-10 residents									

C. Residential Uses, Land Use Conditions.

2. ~~Assisted Living, Residential Care, and Sober Living~~ COMMUNITY RESIDENCE Home.

- a. The home has no more than five residents, not including staff (unless permitted by Section 36-582(A), Arizona Revised Statutes); or
- b. For a home with six to ten residents, not including staff, the following conditions shall apply:
 - 1) Such home shall be registered with, and administratively verified by the Planning and Development Department Director's designee, as to compliance with the standards of this section as provided in Section 701.
 - 2) No ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction of the lot line of another ~~assisted living, residential care, or sober living~~ COMMUNITY RESIDENCE home that has been registered with six to ten residents.
 - 3) Disability Accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.

Amend Chapter 13, Section 1307. (Parking standards) to read as follows:

TABLE 1307.1. MINIMUM REQUIRED VEHICULAR PARKING

USE	Measure	T3	T4	T5 1-5 stories	T5 6-10 stories	T6

Assisted Living and Residential Care BOARDING HOUSE, COMMUNITY RESIDENCE Center; Group Home; STRUCTURED SOBER LIVING HOME (WITH MORE THAN TEN RESIDENTS); and Hospice	per bedroom	1	0.75	0.75		0.5