CURRENT CONDITIONS

Problems Identified:
- Demand exceeds current capacity.
- Limited space in applicable districts for new facilities.
- Many existing facilities are compliant or are nonconforming uses, which have limited allowances for expansion.
- Off-street vehicle parking requirements exceed demand and take-up space on-site.
- Population density requirements need revision.

How the Zoning Code currently regulates Community Corrections:

Current permitted zone districts

Available locations for Community Corrections facilities after spacing, density and buffering requirements are considered
What Happens with Community Corrections Facilities?

PROPOSED CHANGES

Proposed Solutions:

• Combine current Residential Care uses and increase allowed zoning districts to permit establishment of community corrections facilities to reduce exclusion of populations and ensure facilities can be established near transit and services.
• Establish standardized permitting processes and regulations, such as spacing requirements, for all residential care uses.
• Require Community Information Meetings (CIM) prior to submitting a formal application for larger residential care uses to notify and educate neighbors and foster positive relationships.

Proposed residential use types:

- **Household Living**
  - Up to 8 adults living as a single, non-profit housekeeping unit
  - Provisions for more adults in larger homes
  - Unlimited minor relatives
  - Permanent residency

- **Residential Care**
  - On-premises treatment, custodial supervision, protective oversight or assistance required as a condition of residency
  - Temporary to permanent residency
  - Examples:
    - Shelters
    - Some types of sober living
    - Community Corrections and Halfway Houses
    - Solutions/Navigation Centers with residential component
    - Assisted Living
    - Nursing home or hospice
    - Transitional Housing

- **Congregate Living**
  - Housing for more people than would be permitted in a household
  - Not living as a single housekeeping unit
  - May have shared cooking, bathroom and common areas
  - Permanent residency
  - Examples:
    - Rooming and Boarding
    - Dormitory or Student Housing
    - Permanent Tiny Home Village
    - Single-Room Occupancy Housing

Where will community corrections be allowed?

**Residential Care Large** – All Zone Districts except SU, TU, RH, MU (2.5, 3, & 5), RX (3 & 5), RO, MS/MX-2x, MS/MX-2, MX-2A, OS (A, B, & C).

**Residential Care Medium** - Permitted in all zone districts, except the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX2A, OS-B, OS-A and OSC zone districts.

**Residential Care Small** - Permitted in all zone districts, except the OS-B, OSA and OSC-C zone districts.

**Residential Care Very Small** - Permitted in all zone districts, except I-A, I-B, AIO, OSB, OS-A and OSC.