

An aerial photograph of a city landscape, showing a mix of urban development and open land. A major road runs horizontally across the bottom, with several smaller roads branching off. There are clusters of buildings, some with blue roofs, and large areas of undeveloped, light-brown land. Green spaces and trees are scattered throughout the urban areas.

Special Use Zoning Ordinance Text Amendment: Group Homes

**City Council Meeting
April 29, 2024**

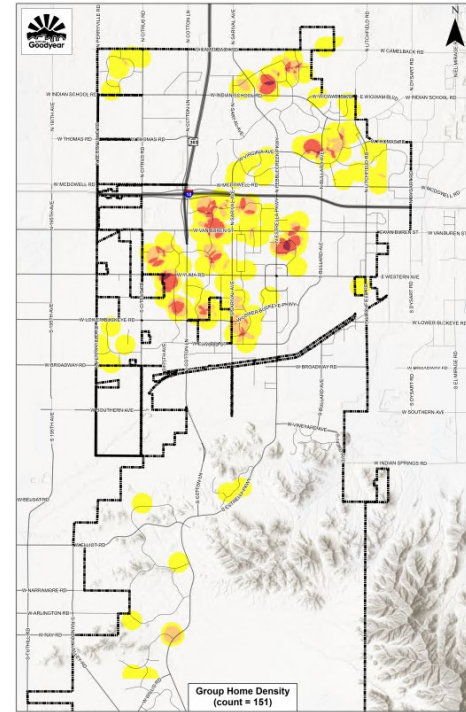
P24-00096

Group Homes



CURRENT: ALLOWED IN RESIDENTIAL AREAS WITH CONDITIONS

- Currently called “Assisted Living Homes”
- 1-6 residents are allowed by right with no buffer requirement. (No Zoning Clearance required)
- 7-10 are required to meet $\frac{1}{4}$ mile buffer from another home with 7-10 residents. (Zoning Clearance Required)
- Change of Use with Building Safety required for all group homes
- Fire Sprinklers required for homes with 6 or more residents.





Group Homes

PROPOSED: ALL GROUP HOMES REQUIRE BUFFER REQUIREMENT

- Change name from “Assisted Living to Group Home”
- New definition for “Single Housekeeping Unit”
- ¼ mile buffer requirement for all group homes.
- Update land use table to reflect new definitions and requirements.
- Business License required.
- Clarify licensing requirements, permitting process and timeframe.



Group Homes

NEW PROCESS

- Application process to include:
 - Planning for Zoning Clearance
 - Allows for application to the state
 - Must be completed in 180 days
 - Building Safety for Change of Use
 - Finance for Business License
 - State of Arizona for necessary licenses depending on type of home.
 - Fire Inspection and building inspection
 - Final zoning clearance approved



Staff Recommendation

APPROVE ORDINANCE

- Staff recommends approval
- To be implemented on July 1, 2024

