

## Staff Proposal – Community Service Facility

Definition: Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. They provide the service on-site and have employees at the site on a regular basis. The service is ongoing, not just for special events. These facilities may provide accessory uses such as counseling, education, or training. These facilities are not considered schools (e.g. training schools, business schools, etc.) and do not include a residential occupancy component.

| Land Use Activity<br><br>P – Permitted<br>C – Conditional Use Permit | Residential   |     |     |     |     |     |     |              |      |      |     |             |      |    |      | Commercial |      |     |     |     |     | Industrial |     |    |      |     |     |     |     |     |     |     |     |
|--|---------------|-----|-----|-----|-----|-----|-----|--------------|------|------|-----|-------------|------|----|------|------------|------|-----|-----|-----|-----|------------|-----|----|------|-----|-----|-----|-----|-----|-----|-----|-----|
|  | Single Family |     |     |     |     |     |     | Multi-family |      |      |     | Apt./Office |      |    |      |            |      |     |     |     |     |            |     |    |      |     |     |     |     |     |     |     |     |
|  | R-R           | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | U-N          | R-5A | R-5B | R-6 | R-7         | R-8A | OR | OR-1 | OR-2       | OR-3 | OTF | C-N | C-R | C-1 | C-2        | C-3 | CM | EZ-1 | M-1 | M-2 | M-3 | PRO | PEC | W-1 | W-2 | W-3 |
| Community Service Facility   | C             | C   | C   | C   | C   | C   | C   | C            | C    | C    | C   | C           | C    | P  | P    | P          | P    | P   | P   | P   | P   | P          | P   | P  | P    | C   | C   | C   | P   | P   | C   | C   | C   |

### Conditional Use Permit Standards

#### General Standards

1. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
2. Signage for community service facility shall be in accordance with chapter 8 of the LDC for nonresidential uses.
3. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.
4. Conversion of Existing Structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

#### Single Family Residential District Specific Standards

1. Signs - There shall be allowed one non-illuminated sign identifying the name and use, which sign shall be limited in size to four square feet and be placed on the building.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
3. Alterations or Improvements to the Structure - Where such a use is permitted in a structure which has been used as a residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use as a residence at a later time.
4. Off-street parking not located within a drive-way shall be located to the side or rear of the building(s).

## Staff Proposal – Transitional Housing

**Definition:** A temporary residential living arrangement for persons participating in a program that provides supportive services (such as counseling, education, training, etc.) to help persons achieve personal independence. Staff is available as needed. Transitional housing is not a rehabilitation home. These facilities are not subject to the Uniform Residential Landlord Tenant Act (KRS 383.500 et seq.).

| Land Use Activity<br><br>P/S – Permitted with special standards<br>C – Conditional Use Permit | Residential   |       |       |       |       |       |       |       |              |       |       |       |       |             |       | Commercial |       |       |       |       |       | Industrial |       |       |       |     |     |     |     |     |     |     |     |
|---|---------------|-------|-------|-------|-------|-------|-------|-------|--------------|-------|-------|-------|-------|-------------|-------|------------|-------|-------|-------|-------|-------|------------|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|
|   | Single Family |       |       |       |       |       |       |       | Multi-family |       |       |       |       | Apt./Office |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |
|   | R-R           | R-E   | R-1   | R-2   | R-3   | R-4   | R-5   | U-N   | R-5A         | R-5B  | R-6   | R-7   | R-8A  | OR          | OR-1  | OR-2       | OR-3  | OTF   | C-N   | C-R   | C-1   | C-2        | C-3   | CM    | EZ-1  | M-1 | M-2 | M-3 | PRO | PEC | W-1 | W-2 | W-3 |
| Transitional Housing – Permitted with Special Standards                                       | P / S         | P / S | P / S | P / S | P / S | P / S | P / S | P / S | P / S        | P / S | P / S | P / S | P / S | P / S       | P / S | P / S      | P / S | P / S | P / S | P / S | P / S | P / S      | P / S | P / S | P / S | -   | -   | -   | -   | -   | -   | -   | -   |
| Transitional Housing  | C             | C     | C     | C     | C     | C     | C     | C     | C            | C     | C     | C     | C     | C           | C     | C          | C     | C     | C     | C     | C     | C          | C     | C     | C     | C   | C   | C   | C   | C   | C   | C   | C   |
|   |               |       |       |       |       |       |       |       |              |       |       |       |       |             |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |

### Special Standards – General

1. Density – Transitional housing facilities constructed as dwelling units shall have a maximum density based on the density of the applicable zoning district (dwelling units per acre). The maximum density for transitional housing facilities (not constructed as dwelling units) shall be based on the density of the applicable zoning district multiplied by the average family size obtained from the most recent decennial census for Jefferson County, Kentucky rounded to the nearest whole number. The resulting number would be the maximum number of beds for a facility. *(Example: The R-5A zoning district has a maximum density of 12.01 units per acre, multiply the 12.01 by 3 (average family size established by the 2000 census was 2.97) and that will give you the maximum beds per acre as 36.03).* **Exception:** Within single family zoning districts the number of beds permitted is limited to three or less. In the OR-3, OTF, C-2, C-3, C-M and EZ-1 zoning districts the density shall be no more than 400 beds per acre.
5. Parking spaces shall be determined by the planning director based on the number of employees, the number of residents with a motor vehicle and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
6. Signage for transitional housing within a single family residential or multifamily residential zoning district shall be limited to a 12 square foot freestanding sign not to exceed six (6) feet in height unless within the Downtown form district in which case a 12 square foot attached sign shall be allowed. If located within any other zoning district all signs shall be in accordance with the requirements of chapter 8 of the Land Development Code.
7. Shall be certified as compliant with the Quality Assurance Standards (QAS) administered by the Coalition for the Homeless. New facilities must obtain certification within one year of land use approval. All facilities must remain in compliant status with the QAS while in operation.
8. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.

March 25, 2010

Special Standards – Single Family Residential Districts Only

1. Signs - There shall be allowed one non-illuminated sign identifying the name and use, which sign shall be limited in size to four square feet and be placed on the building.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
3. Alterations or Improvements to the Structure - Where such a use is permitted in a structure which has been used as a residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use as a residence at a later time.
4. Off-street parking not located within a drive-way shall be located to the side or rear of the building(s).

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## Staff Proposal – Transitional Housing continued

**Definition:** A temporary residential living arrangement for persons participating in a program that provides supportive services (such as counseling, education, training, etc.) to help persons achieve personal independence. Staff is available as needed. Transitional housing is not a rehabilitation home. These facilities are not subject to the Uniform Residential Landlord Tenant Act (KRS 383.500 et seq.).

| Land Use Activity<br><br>P/S – Permitted with special standards<br>C – Conditional Use Permit | Residential   |       |       |       |       |       |       |       |              |       |       |       |       |             |       | Commercial |       |       |       |       |       | Industrial |       |       |       |     |     |     |     |     |     |     |     |
|---|---------------|-------|-------|-------|-------|-------|-------|-------|--------------|-------|-------|-------|-------|-------------|-------|------------|-------|-------|-------|-------|-------|------------|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|
|   | Single Family |       |       |       |       |       |       |       | Multi-family |       |       |       |       | Apt./Office |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |
|   | R-R           | R-E   | R-1   | R-2   | R-3   | R-4   | R-5   | U-N   | R-5A         | R-5B  | R-6   | R-7   | R-8A  | OR          | OR-1  | OR-2       | OR-3  | OTF   | C-N   | C-R   | C-1   | C-2        | C-3   | CM    | EZ-1  | M-1 | M-2 | M-3 | PRO | PEC | W-1 | W-2 | W-3 |
| <b>Transitional Housing – Permitted with Special Standards</b>                                | P / S         | P / S | P / S | P / S | P / S | P / S | P / S | P / S | P / S        | P / S | P / S | P / S | P / S | P / S       | P / S | P / S      | P / S | P / S | P / S | P / S | P / S | P / S      | P / S | P / S | P / S | -   | -   | -   | -   | -   | -   | -   | -   |
| <b>Transitional Housing</b>   | C             | C     | C     | C     | C     | C     | C     | C     | C            | C     | C     | C     | C     | C           | C     | C          | C     | C     | C     | C     | C     | C          | C     | C     | C     | C   | C   | C   | C   | C   | C   | C   | C   |
|   |               |       |       |       |       |       |       |       |              |       |       |       |       |             |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |

### Conditional Use Standards - General

1. No building shall be closer than 30 feet to a property line unless required to by a form district maximum setback or build-to-line.
2. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
3. Signage for transitional housing shall be in accordance with chapter 8 of the LDC for nonresidential uses.
4. The Board of Zoning Adjustments shall take into account the location of other transitional housing, homeless shelter or rehabilitation home in its analysis of conditional use permit application for transitional housing.
5. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.
6. For conversion of existing structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

### Conditional Use Standards - Single Family Zoning Districts:

1. Signs - There shall be allowed one non-illuminated sign identifying the name and use, which sign shall be limited in size to four square feet and be placed on the building.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
3. Alterations or Improvements to the Structure - Where such a use is permitted in a structure which has been used as a residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use as a residence at a later time.
4. Off-street parking not located within a drive-way shall be located to the side or rear of the building(s).

## Staff Proposal – Homeless Shelter

**Definition:** Any facility the primary purpose of which is to provide temporary shelter for the homeless. The facility provides overnight sleeping accommodations with or without charge; may provide meals and ancillary social, educational or health services. The facility is staffed.

| Land Use Activity<br><br>P/S – Permitted with special standards<br>C – Conditional Use Permit | Residential   |     |     |     |     |     |     |              |       |       |       |       |             |       |       | Commercial |       |       |       |       |       | Industrial |       |       |       |     |     |     |     |     |     |     |     |   |
|---|---------------|-----|-----|-----|-----|-----|-----|--------------|-------|-------|-------|-------|-------------|-------|-------|------------|-------|-------|-------|-------|-------|------------|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|---|
|   | Single Family |     |     |     |     |     |     | Multi-family |       |       |       |       | Apt./Office |       |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |   |
|   | R-R           | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | U-N          | R-5A  | R-5B  | R-6   | R-7   | R-8A        | OR    | OR-1  | OR-2       | OR-3  | OTF   | C-N   | C-R   | C-1   | C-2        | C-3   | CM    | EZ-1  | M-1 | M-2 | M-3 | PRO | PEC | W-1 | W-2 | W-3 |   |
| Homeless Shelter – Permitted with Special Standards   | -             | -   | -   | -   | -   | -   | -   | -            | P / S | P / S | P / S | P / S | P / S       | P / S | P / S | P / S      | P / S | P / S | P / S | P / S | P / S | P / S      | P / S | P / S | P / S | -   | -   | -   | -   | -   | -   | -   | -   | - |
| Homeless Shelter  | C             | C   | C   | C   | C   | C   | C   | C            | C     | C     | C     | C     | C           | C     | C     | C          | C     | C     | C     | C     | C     | C          | C     | C     | C     | C   | C   | C   | C   | C   | C   | C   | C   | C |
|   |               |     |     |     |     |     |     |              |       |       |       |       |             |       |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |   |

### Special Standards – General

1. Density – The maximum density (number of beds) for homeless shelters shall be based on the density of the applicable zoning district multiplied by the average family size obtained from the most recent decennial census for Jefferson County, Kentucky rounded to the nearest whole number. *(Example: The R-5A zoning district has a maximum density of 12.01 units per acre, multiply the 12.01 by 3 (average family size established by the 2000 census was 2.97) and that will give you the maximum beds per acre as 36.03).* Exception: Within single family zoning districts the number of beds permitted is limited to three or less. In the OR-3, OTF, C-2, C-3, C-M and EZ-1 zoning districts the density shall be no more than 400 beds per acre.
2. Parking spaces shall be determined by the planning director based on the number of employees, the number of residents with a motor vehicle and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
3. Signage for homeless shelters within a multifamily residential zoning district shall be limited to a 12 square foot freestanding sign not to exceed six (6) feet in height unless within the Downtown form district in which case a 12 square foot attached sign shall be allowed. If located within any other zoning district all signs shall be in accordance with the requirements of chapter 8 of the Land Development Code for non-residential signage.
4. Shall be certified as compliant with the Quality Assurance Standards (QAS) administered by the Coalition for the Homeless. New facilities must obtain certification within one year of land use approval. All facilities must remain in compliant status with the QAS while in operation.
5. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.
6. Emergencies/White Flag Days – During white flag days and other emergency situations additional occupants beyond the bed capacity established by the maximum density shall be permitted for the duration of the emergency or white flag event as long as all safety standards (e.g. Fire Code) are maintained.

## Staff Proposal – Homeless Shelter continued

**Definition:** Any facility the primary purpose of which is to provide temporary shelter for the homeless. The facility provides overnight sleeping accommodations with or without charge; may provide meals and ancillary social, educational or health services. The facility is staffed.

| Land Use Activity<br><br>P/S – Permitted with special standards<br>C – Conditional Use Permit | Residential   |     |     |     |     |     |     |     |              |       |       |       |       |             |       | Commercial |       |       |       |       |       | Industrial |       |       |       |     |     |     |     |     |     |     |     |
|---|---------------|-----|-----|-----|-----|-----|-----|-----|--------------|-------|-------|-------|-------|-------------|-------|------------|-------|-------|-------|-------|-------|------------|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|
|   | Single Family |     |     |     |     |     |     |     | Multi-family |       |       |       |       | Apt./Office |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |
|   | R-R           | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | U-N | R-5A         | R-5B  | R-6   | R-7   | R-8A  | OR          | OR-1  | OR-2       | OR-3  | OTF   | C-N   | C-R   | C-1   | C-2        | C-3   | CM    | EZ-1  | M-1 | M-2 | M-3 | PRO | PEC | W-1 | W-2 | W-3 |
| Homeless Shelter – Permitted with Special Standards   | -             | -   | -   | -   | -   | -   | -   | -   | P / S        | P / S | P / S | P / S | P / S | P / S       | P / S | P / S      | P / S | P / S | P / S | P / S | P / S | P / S      | P / S | P / S | P / S | -   | -   | -   | -   | -   | -   | -   | -   |
| Homeless Shelter  | C             | C   | C   | C   | C   | C   | C   | C   | C            | C     | C     | C     | C     | C           | C     | C          | C     | C     | C     | C     | C     | C          | C     | C     | C     | C   | C   | C   | C   | C   | C   | C   |     |
|   |               |     |     |     |     |     |     |     |              |       |       |       |       |             |       |            |       |       |       |       |       |            |       |       |       |     |     |     |     |     |     |     |     |

### Conditional Use Standards – General

1. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
2. Signage for homeless shelters shall be in accordance with chapter 8 of the LDC for nonresidential uses.
3. The board of zoning shall take into account the location of other transitional housing, homeless shelter or rehabilitation home in its analysis of conditional use permit application for a transitional housing facility.
4. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.
5. For conversion of existing structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

### Conditional Use Standards - Single Family Zoning Districts:

1. Signs - There shall be allowed one non-illuminated sign identifying the name and use, which sign shall be limited in size to four square feet and be placed on the building.
2. Residential Structure - The structure shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.
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