



Unified Development Code Text Amendment for Community Home Uses

City Council Presentation
July 25, 2017



Definition of Community Home

Community Home: A place where food, shelter, personal guidance, care, rehabilitation services and supervision are provided to not more than six persons with a disability and meets the requirements and limitations of the Community Homes for Disabled Persons Location Act, Chapter 123, Texas Human Resources Code.



Use Regulations

5.1.2.B. Group Living

Characteristics: Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training.

Principal Uses	Accessory Uses	Uses Not Included
Assisted living facility Boarding, rooming or lodging house Community Home Dormitory Group home (6 or fewer residents) Hospice Fraternity or sorority Monastery or convent Nursing home Orphanage	Associated office Food preparation and dining facility Off-street parking of vehicles for occupants and staff Recreational facility Satellite dish antenna under 3.2 feet*	Alternative or post-incarceration facility (see Social Service) Bed and breakfast home or inn, hotel, motel, inn, extended-stay facility (see Overnight Accommodations) Group home for the physically, , mentally and emotionally challenged that are not considered single-family residences (7 or more residents) (see Social Service) Group home for drug and alcohol treatment (see Social Service) Hotel or motel (see Overnight Accommodations) Transient lodging or shelter for the homeless (see Social Service) Treatment center (see Social Service)

Characteristics:

Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training.

*See additional standards in Subsection 5.3.2

(Ordinance 030769, 02/16/2016)



Permitted Zoning Districts

- ✓ **All Single-Family Districts:**
 - ✓ Farm-Rural (FR); Residential Estate (RE); Single-Family 22, 15, 10, 6, 4.5 (RS-22, RS-15, RS-10, RS-6, RS-4.5).

 - ✓ **All Multifamily Districts:**
 - ✓ Two-Family (RS-TF); Townhouse (RS-TH); Multifamily 1, 2, 3 (RM-1, RM-2, RM-3); Multifamily AT (RM-AT).

 - ✓ **Most Commercial Districts (where Group Living Uses Permitted):**
 - ✓ Neighborhood Commercial 1 and 2, (CN-1, CN-2); Neighborhood Office (ON); Resort Commercial 1, 2, 3 (CR-1, CR-2, CR-3); General Commercial 2 (CG-2); Downtown Commercial (CBD).
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Not Permitted Zoning Districts

- × **A Few Commercial Districts:**

- × General Commercial 1 (CG-1); Intensive Commercial (CI); Business Park (BP).

- × **All Industrial Districts**

- × Light Industrial (IL); Heavy Industrial (IH).



Specific Standards

5.2.26 Community Home

A. Use

The use and operation of a Community Home for Disabled Persons that meets the requirements of the [Community Homes for Disabled Persons Location Act, Chapter 123 Texas Human Resources Code](#) is authorized in any residential zoning district.

B. Limitation on Number of Residents

[Not more than six persons with disabilities and two supervisors](#) may reside in a Community Home at the same time. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.



Specific Standards, Continued

C. Licensing requirement

A Community Home must meet all applicable [licensing requirements of the Community Homes for Disabled Persons Location Act](#), Chapter 123, Texas Human Resources Code.

D. Location requirement

Within residential zoning districts, a Community Home may not be established within [one-half mile](#) of an existing community home.

E. Limitation on the Number of Motor Vehicles

Residents of a Community Home may not keep, on the premises of a Community Home or on the public rights-of-way adjacent to the Community Home, more than [one motor vehicle per bedroom](#) for the use of residents of the home.



Recommendation

Staff and Planning Commission
recommend approval
to amend the UDC to codify Community Home
use in residential districts pursuant to the Texas
Human Resource Code
§ 123.003 (a).
