

1 **Sec. 3-9-62. Assisted Living Facility (ALF)**

2 This section provides minimum regulations and standards for an Adult Assisted Congregate Living
3 Facilities (AGLF's).

4 (a) Location.

5 (1) An Adult Congregate Living Facility (ALF) shall be a principal permitted use or Conditional Use
6 within the RMF-T, OMI, CG, CN, and CT zoning districts.

7 (2) An Adult Congregate Living Facility (ALF) providing services for three (3) six or less residents
8 clients unrelated to the owner or administrator by blood or marriage shall be permissible a
9 Permitted Use only by special exception within the AE, AG, AE-10, RE, RSF, RMF, and MHC
10 zoning districts.

11 (3) An Adult Congregate Living Facility (ALF) providing services to four (4) seven or more residents
12 clients unrelated to the owner or administrator by blood or marriage shall be permissible is
13 permitted only by Special Exception within the AG, AERE, AE-10, RE, RSF, RMF, and MHC
14 zoning districts.

15 (4) Within the MHP district, an ALFs may be permitted only by Special Exception. Adult Congregate
16 living facilities shall be prohibited in the AG district.

17 (5) No adult Congregate Living Facility (ALF) in a single-family residential zone zoning district, or
18 generally located off major roadways within the Established Single-family Neighborhood, shall
19 be located less than one thousand five hundred (1,0500) feet from an established, existing
20 AGLF in a single-family residential zone or Established Single-family Neighborhood, as
21 documented by the appropriate County zoning Department. The distance shall be measured
22 from the nearest point of the existing ALF to the nearest point of the proposed ALF on a straight
23 line connecting the closest point of the property lines of these AGLF's. An Adult Congregate
24 living facilities ALF which are is in existence on the effective date of this section, in a single-
25 family residential zone, or generally located off major roadways within the Established Single-
26 family Neighborhood, which have has been licensed by the State and which are is presently
27 located within one thousand five hundred (1,0500) feet of another ALF, shall not be considered
28 nonconforming.

29 (b) Development Standards.

30 (1) All An adult Congregate Living Facility (ALF) shall meet the development standards applicable to
31 the zoning district in which they are located, and it shall meet all applicable "Special
32 Regulations" set forth in Article III of this Chapter.

33 (2) For an AGLF in a residential zoning district, no external evidence of such use, distinguishing the
34 living facility ALF from a regular dwelling, shall be visible from adjacent properties, public or
35 private, except a sign with a maximum area of four square feet within a single-family zoning
36 district, or a maximum area of 12 square feet within a multi-family zoning district.

37 (3) The requirements and standards of the appropriate State Department of Health and
38 Rehabilitative Services shall be met and evidence of current appropriate State licenses must
39 be shown.

40 (4) There shall be one (1) parking space per four (4) beds in accordance with section 3-9-90.

41 (5) Adult Congregate Living Facilities shall be subject to the sign regulations for residential structures
42 within the zoning district in which the facility is located.

43 (6) Evidence of current state department of health and rehabilitative services licensure must be
44 shown.

Land Development Regulations
Chapter 3-9. Zoning
Article III. Special Regulations

Sec. 3-9-62. ALF

1 ~~(7) When any property ceases to be used as an adult congregate living facility, after being granted~~
2 ~~a special exception for such use, and such use ceases for a period of time exceeding three~~
3 ~~hundred sixty five (365) days, then the approval granted by special exception shall be void and~~
4 ~~the use shall be terminated.~~

5 ~~(84) Compliance with the terms of this section and documentation issued hereunder with regard to~~
6 ~~zoning compliance are not a substitute for or exemption from the requirements of eCounty~~
7 ~~Occupational Licenses, and all necessary licenses and approval from the state department of~~
8 ~~health and rehabilitative services.~~

9 ~~(c) Application Procedure.~~

10 ~~(1) Any person or entity desiring to obtain county zoning certification necessary for state licensure~~
11 ~~to operate an adult congregate living facility within the County shall be required to complete~~
12 ~~and submit an information sheet on a form approved by the zoning director, which shall, at a~~
13 ~~minimum, state:~~

14 ~~a. Maximum number of residents to be served at the ACLF.~~

15 ~~b. The legal description for the site proposed as an ACLF.~~

16 ~~c. Evidence of special exception, if required.~~

17 ~~(Res. No. 87-254, §§ 4-12, 10-20-87; Ord. No. 89-47, § 3, 6-22-89; Ord. No. 90-07, §§ 1-4, 2-26-~~
18 ~~94)~~

19 ~~**Editor's note**~~

20 ~~Resolution No. 87-254, §§ 4-12, adopted Oct. 20, 1987, did not expressly amend the Code; hence,~~
21 ~~inclusion as § 3-9-63.1 has been at the discretion of the editor.~~

22 ~~**Cross reference**— Definition of Assisted adult Congregate Living Facility, § 3-9-2.~~