



Hall County Regional Planning Commission

**Wednesday, January 7, 2015
Regular Meeting**

Item 1

Discussion on Definitions and Zoning Matrix

Staff Contact: Chad Nabity

Key

~~Deletion~~

Addition

Comments (in blue)

Original Language to Remain Unchanged

The attached changes to the definitions of Group Home and changes to the zoning matrix as proposed in relation to Group Homes will allow Group Homes in all zoning districts that permit single family houses by right if they meet the definition of a group home in the building code.

~~**Group Care Home** shall mean a home which is operated under the auspices of an organization which is responsible for providing social services, administration, direction, and control for the home which is designed to provide twenty-four hour care for individuals in a residential setting.~~

~~**Group Home for the Disabled** shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having:~~

- ~~-(A) A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;~~
- ~~-(B) A record of having such an impairment; or~~
- ~~-(C) Being regarded as having such impairment.~~

~~Handicap shall not include current, illegal use of or addiction to a controlled substance as defined in state statutes.~~

~~**Group Housing** shall mean two or more separate buildings on a lot, each containing one or more dwelling units.~~

~~**Group Home** – Definition shall be the same as the current Building Code Adopted by the City of Grand Island.~~

*For reference only not to be included in the zoning ordinance change:
2012 IBC A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides custodial care but does not provide acute care. (Custodial Care from 2012 IBC- Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who evacuate at a slower rate and/or who have mental and psychiatric complications.)*

Guest Room Building shall mean ~~a room~~ *an accessory building* which is designed to be occupied by one (1) or more guest for sleeping purposes, having no kitchen facilities, not including dormitories.

The current regulations allow a guest building as an accessory use in residential zoning districts but the definitions only refer to a guest room. This change will make the regulations more consistent. A guest room would already be allowed as an extra room in a residential structure. A guest building allows a permitted accessory structure to include sleeping quarters for guests.

36-43. Zoning Districts

In order to regulate and restrict the height, location, size and type of buildings, structures and uses allowed on land in the City and the area within ~~one-mile~~ *two miles* of the corporate boundaries, the City is hereby divided into zoning districts.

The Grand Island Zoning Map, a part of these regulations, has shown the two mile extra-territorial jurisdiction since 1983. This change makes the text of the code consistent with the map.

Other changes to the matrix include some cleanup changes to eliminate seasonal dwelling and dwelling in a non-residential structure since those are not currently permitted in any zoning district. A seasonal dwelling would be permitted as a dwelling in any zoning district that allows dwelling units.