

4.4. USE-SPECIFIC STANDARDS

Use-specific standards are the requirements applied to individual use types, unless otherwise stated to the contrary in this Ordinance. This section identifies the use-specific standards applied to principal use types identified in Table 4.2.C, Principal Use Table, as subject to "use-specific standards."

A. RESIDENTIAL USE TYPES

1. Assisted Living Facility

(AMENDED 10.20.20 UDOTA-03-20)

- a. An assisted living facility shall comply with the following standards:
 - i. If provided, shared food preparation, service, and major dining areas shall be centrally located;
 - ii. Common social and service facilities shall be provided at a minimum rate of 30 square feet per dwelling or rooming unit in addition to the minimum amount of required open space;
 - iii. All facilities and services shall be solely for the use of residents and their guests;
 - iv. Facilities for administrative services and limited medical services for the exclusive use of the residents may be located on the site; and
 - v. For the purposes of density calculation, two beds shall be equivalent to one dwelling unit.
- b. Assisted living facilities and nursing homes shall comply with the multi-family residential design standards in Section 5.5.D, Multi-Family Residential Design Standards.

2. Boarding/Rooming House

(AMENDED 1.4.22 UDOTA-1-22)

Boarding or rooming houses shall comply with the following standards:

- a. The property owner or a designated property manager responsible for operating the use in accordance with this Ordinance must reside on the same premise as the boarding house with the structure clearly serving as that person's permanent residence;
- b. No more than five sleeping rooms shall be available for rent;
- c. Separate structures, accessory buildings, and garages are not permitted to be used as boarding rooms;
- d. No separate exterior doorways for individual boarding rooms shall be permitted;
- e. Parking shall be provided and comply with the standards established for single-family detached dwellings except any additional parking beyond what can be accommodated in a driveway no wider than to sufficiently park two cars must be out of the required setback and yards established in that zoning district;
- f. Parking for boarders shall not be served by a separate driveway from the driveway serving the principal residential structure;
- g. Prompt disposal of all garbage in a sanitary condition is required; and
- h. The use shall meet all requirements of Section 23.24 of the City's Code of Ordinances.

3. Bungalow Court

(AMENDED 10.20.20 UDOTA-03-20; 6.21.22 UDOTA-3-22; 5.6.25 UDOTA-01-25)

A bungalow court is a voluntary single-family detached dwelling alternative on smaller lots that allows lot access via a shared driveway configured as a central shared motor court. A bungalow court shall:

- a. Comply with the requirements in Section 5.5.E, Single-Family Residential Design Guidelines;
- b. Be located on a site of at least one acre, but not more than three acres in area;
- c. Maintain a maximum density no higher than double the maximum allowable density in the zoning district where located;
- d. Maintain compliance with street setbacks but may reduce compliance with other setback requirements provided compliance with applicable Fire Code provisions are maintained;
- e. Be configured so that no dwelling unit is more than 150 feet from a fire hydrant;
- f. Be limited to single-family detached dwellings as the principal use;
- g. Ensure single-family dwellings are located either on their own individual lots or configured as detached condominium units on a single parent parcel;
- h. Provide a Type C buffer along all lot lines shared with single-family detached dwellings outside the development;
- i. Be configured so that each dwelling unit obtains vehicular access via a shared driveway that is:

Sec. 23-24. - Hotels, motels and similar establishments, general requirements.

(a) Definitions:

- (1) *Boarding house*: A facility containing five (5) or less guest rooms that are separately rented to occupants.

Cross reference— Zoning Ordinance, Requirements for boarding/rooming house.

- (2) *Hotel/motel/inn*: Commercial establishments known to the public as hotels, motels, inns, primarily engaged in providing lodging, or lodging and meals, for the general public.
- (3) *Occupant/tenant*: Any person over one (1) year of age, living, sleeping, cooking or eating in or having actual possession of a dwelling or rooming unit or occupies a residential building under a lease or holds a legal tenancy in a building.
- (4) *Rooming house*: Any house or portion thereof containing not more than five (5) guest rooms where lodging with/without meals is provided for compensation, not to include hotels, motels, inns or shelters.
- (5) *Shelter/mission*: Any building or place in which lodging is provided to transient guests by a nonprofit organization after a special use permit has been granted by the city council.
- (6) *Tourist home/bed and breakfast*: A private residence in which lodging and board are offered to the traveling public for compensation to not more than nine (9) guests.
- (b) Numbering of rooms. Each sleeping room or living room unit in the businesses subject to this section shall be numbered or designated in a plain, conspicuous manner. Such number or designation shall be placed on the outside of the outer door of each sleeping room or living room unit, meeting room, and no two (2) units shall bear the same number.
- (c) Guest register. No person shall write, or cause to be written, or if in charge of a register, knowingly permit to be written in any register any other or different name or designation than the true name or names in ordinary use of the person registering or causing himself to be registered therein. Any person occupying any room or rooms shall register or cause himself to be registered. Any person registering or causing himself to be registered shall write or cause to be written in the register the correct address of the person registering or causing himself to be registered, as well as such person's vehicle description and license plate information. Such register shall be signed by the person renting said room or unit or someone signing by his authority.
- (d) The clerk or person in charge of the register of such business shall write opposite such name so registered the number of each room or unit assigned to and occupied by such guest, together with the date and duration when such room or unit is rented. No person shall be allowed to occupy any room or unit in said establishment until all of the aforesaid entries have been made in such register.

- (e) The register required by this section shall be maintained by the manager of said business for one (1) year of the date of rental.
- (f) The guest vehicle parking area of any business that is the subject of this section shall be accessible at all times to the chief of police, fire chief, chief building inspector or their designees.
- (g) False registration by guests. It shall be unlawful for any person to write or cause to be written or knowingly permit to be written, in any guest register in any rooming house, boarding house, shelter/mission, motel, hotel or inn in the city, any other or different name or designation than the true name of the person registered therein or the name by which such person is generally known or to enter false information regarding any vehicle.
- (h) Maximum capacity. It shall be unlawful for any person conducting or managing any rooming house, boarding house, shelter/mission, motel/hotel/inn, tourist home/bed and breakfast in the city where rooms are let to permit any room or space to be occupied in excess of the maximum occupancy for such space and use as specified in chapter 14, housing.

(Ord. No. 98-39, § 1, 10-6-98; 8-21-18 recodification)