

**Proposed Emergency Shelters, Transitional Housing, Supportive Housing
Zoning Text Amendment (ZTA 20080448)**

17.04.030 Definitions of land uses, specialized terms and phrases

"Houses of Worship" (land use) means religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc. and also includes religious accessory uses on the same site, including, but not limited to living quarters for staff, nomadic emergency shelters to provide humanitarian assistance, and child day care facilities where authorized by the same type of land use permit required for the house of worship itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

"Emergency Shelter" means a facility or use, which provides temporary housing (six months or less) for homeless individuals or families and may involve supplemental services. Supplemental services may include, but are not limited to, meal preparation, an activities center, day care for homeless person's children, vocational rehabilitation and other similar activities. This definition does not include such temporary residential shelters as may be provided for relief following a natural disaster or during a state of emergency. (See Section 17.56.295)

"Supportive Housing" means a facility or use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing programs may utilize Residential care homes wholly or as part of their overall facilities.

"Transitional Housing" means a facility or use that provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing programs may utilize Residential care homes wholly or as part of their overall facilities.

"Residential care homes" (land use) means a facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability to self-care, but where medical care is not a major element. Includes: children's homes; halfway houses; orphanages; rehabilitation center; self-help group homes. Residential care homes with 6 or more clients within the same facility are considered either Transitional or Supportive Housing. (SIC: Group 836)

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Section 17.06.050 (D) Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

LAND USE TYPES	RESIDENTIAL				COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W		
Residential Uses																							
Caretaker and employee housing (Section 17.56.090)					C	C	MUP	C	C	C	MUP	C	MUP	C	C	MUP	MUP	MUP		MUP			
Emergency Shelter, 20 clients or less (Section 17.56.295)		C			MUP	CUP		CUP	MUP		MUP												
Emergency Shelter, 21 clients or more (Section 17.56.295)		CUP			CUP	CUP		CUP	CUP														
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP						

Multifamily dwellings, 20 or fewer units		C			MUP	CUP		CUP	MUP		MUP												
Multifamily dwellings, 21 or more units		MUP			MUP	CUP		CUP	MUP		MUP												
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C						
Residential care homes, 6 or fewer clients	C	C	C	C							C						C						
Residential care homes, 7 or more clients		MUP	MUP														MUP						

Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C						
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Supportive Housing 7 to 20 clients		C	MUP		MUP	CUP		CUP	MUP		MUP						MUP						
Supportive Housing 21 or more clients		MUP			MUP	CUP		CUP	MUP		MUP												
Temporary dwelling (Section 17.56.280)			C	C							C			C		C	C			C			
Temporary dwelling - hardship/disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Transitional Housing 7 to 20 clients		C	MUP		MUP	CUP		CUP	MUP		MUP						MUP						
Transitional Housing 21 or more clients		MUP			MUP	CUP		CUP	MUP		MUP												

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	