

## Zoning Text Amendment – Group Residential Facilities

<b>Request</b>	An amendment to the Zoning Ordinance which would add a Group Residential Facilities category to the definitions division of the Zoning Ordinance. This amendment would also enact locational and developmental standards for group residential facilities (also known as group homes).
<b>Applicant</b>	City of League City
<b>Acreage</b>	Citywide
<b>City Council</b>	Public Hearing & First Reading – March 10, 2015; Second Reading – March 24, 2015
<b>Zoning</b>	All Zoning Districts
<b>Location</b>	Citywide in all Zoning Districts.
<b>Attachments</b>	1. Draft Ordinance Text

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings.

**Background** Staff receives routine inquiries related to various congregate living arrangements including assisted living facilities, continuing care facilities, community homes. The City currently has very limited standards on group homes. Group homes are presently categorized as *Residential Care Facilities* by three broadly defined uses, (1) *small residential care facilities*, (2) *residential care rooming facilities*, and (3) *residential care apartments*.

Late last year staff received a series of inquiries regarding residential care facilities. These inquiries illustrated that the current ordinance is overly broad with limited standards. This proposed amendment will provide for additional standards to better preserve the residential character of neighborhoods.

**Staff Analysis** The proposal will remove the *Residential Care Facilities* category and replace it with a *Group Residential Facilities* category. This category includes several specific uses which better define the wide variety of configurations that group homes can take. State and Federal laws limit the regulations that can be placed on certain residential facilities, such as homes for disabled residents and chemical dependency recovery, also known as sober homes. The *disabled group dwelling* use covers these protected classes and is permitted in all zoning districts except for Industrial districts with a separation requirement of one-half mile from another disabled group dwelling.

In contrast, other group residential facilities such as *homeless shelters and halfway houses* have no legal protections. These uses would be limited to industrial districts and have separation requirements from parks and schools, as well as a separation requirement from each other. In order to preserve the residential character of neighborhoods, all group residential facilities in single-family residential zoning districts will be required to be designed, constructed, and maintained to uphold the single-family residential architectural character of the surrounding area. Furthermore, the location and screening of the parking for these facilities is regulated. Finally, as a matter of public safety, all group residential facilities will be required to prepare and provide an evacuation plan to the Fire

Department prior to receipt of an Operations Permit.

In summary, this amendment would better define the varying uses of group homes. These regulations would better protect neighborhood character, while still adhering to all applicable Federal and State laws. In addition by adding more uses, it creates a clearer understanding for potential developers of what standards their project must meet.

**Public Benefit vs. Imposed Hardship** Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

For additional information, you may contact Ryan Granata, AICP – Senior Planner at 281-554-1097 or at [ryan.granata@leaguecity.com](mailto:ryan.granata@leaguecity.com).

**SECTION 1:** That Chapter 125, Section 125-260.C., Residential Use Classifications of the League City Code of Ordinances be amended as follows:

Delete the following definitions in their entirety:

Residential Care Facilities.

Small Residential Care Facilities.

Residential Care Rooming Facilities.

Residential Care Apartment Facilities.

Add the following definitions:

**Group Residential Facilities**

Assisted Living Facility. A facility licensed and regulated by the Texas Department of Aging and Disability Services that provides room, board, and personal care services to its residents within a structure containing multiple living quarters for seven (7) or more elderly or disabled persons who are unrelated to the owner of the establishment by blood, marriage, or adoption. Disabled person has the meaning defined by the Chapter 123 of the Texas Human Resources Code, and the Federal Fair Housing Act of 1988, as amended. This term does not refer to facilities that provide care for persons mostly incapable of self-preservation due to age, physical or mental disability, or because of security measure not under the occupants' control. This classification excludes homeless shelters, halfway houses, assisted living homes, or any other use specifically defined in this Section.

Continuing Care Facility. A facility as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act which provides board and lodging, together with personal care services, medical services, or other health-related services. This term does not refer to facilities that provide care for persons mostly incapable of self-preservation due to age, physical or mental disability, or because of security measure not under the occupants' control. This classification excludes homeless shelters, halfway houses, assisted living homes, or any other use specifically defined in this Section.

Disabled Group Dwelling. A residential facility designed and used as a residence by not more than six persons with disabilities and two supervisors who are unrelated to the owner of the establishment by blood, marriage, or adoption and who are living together as a single housekeeping unit. This use includes Community Homes as regulated by Chapter 123 of the Texas Human Resources Code.

Disabled person has the meaning as defined by the Chapter 123 of the Texas Human Resources Code, and the Federal Fair Housing Act of 1988, as amended.

Emergency Shelter. A facility which provides room and board, protection, and counseling on a temporary basis (180 days or less) during crisis intervention for victims of crime, abuse, or neglect.

Halfway House. A facility operated under the authority of the Texas Department of Criminal Justice or the Federal Bureau of Prisons for persons on release from more restrictive custodial confinement

or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently.

**Homeless Shelter.** A facility which provides temporary housing to indigent, needy, homeless, or transient persons. This use may also provide ancillary services such as counseling and limited meal service for residents.

**Nursing Home.** A facility licensed and regulated by the Texas Department of Aging and Disability Services that provided meals, resident care and services for persons who typically are admitted for periods of time exceeding 30 days. Such services include custodial and attendant care, routine and regular medical and nursing services. The term “nursing home” includes care homes, homes for the aged, convalescent homes, rest homes, and other related facilities not otherwise defined in this section, where such persons are mostly incapable of self-preservation due to age, physical or mental disability, or because of security measures not under the occupants’ control. This term excludes facilities that provide surgical or emergency medical service or that provide care for alcoholism, mental disease, drug addiction or communicable disease.

**SECTION 2:** That Chapter 125, Section 125-70.B., Land Use Regulations, Residential Single Family Districts of the League City Code of Ordinances be amended as follows:

## **Sec. 125-70.B. Land Use Regulations**

Schedule 125-70.B. below prescribes the land use regulations for ***RSF Residential Single Family Districts***. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-70.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

### **Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

<i>Use Classifications</i>	<i>RSF- 20</i>	<i>RSF- 10</i>	<i>RSF- 7</i>	<i>RSF- 5</i>	<i>RSF- 2</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>						
Child Care Family Homes						
Listed Family Homes	P	P	P	P	P	

**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

<i>Registered Family Homes</i>	S	S	S	S	S	
Residential Dwellings						Refer to Section 125-90.B
<i>Single Family Dwelling</i>	P	P	P	P	P	
<i>Single Family with Secondary Dwelling</i>	L1	L1	S	S	S	
<i>Duplex</i>	—	—	—	S	P	
<i>Townhouse</i>	—	—	—	—	P	
<i>Manufactured/Modular Homes</i>	—	—	—	S, L2	—	
<del>Residential Care Facilities</del>						
<del>Small Residential Care Facilities</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Group Residential Facilities						Refer to Section 125-90.J
<i>Disabled Group Dwelling</i>	L3	L3	L3	L3	L3	
<b>Public and Semipublic</b>						
Cemeteries	S	S	S	S	S	
Cultural Institutions	S	S	S	S	S	
Parks and Recreation	P	P	P	P	P	
Public Safety Facilities	S	S	S	S	S	
Religious Assembly	L <del>34</del>	L <del>34</del>	L <del>34</del> , L <del>45</del>	L <del>34</del> , L <del>45</del>	L <del>34</del> , L <del>45</del>	
Schools, Public or Private	S	S	S	S	S	
<b>Commercial</b>						
Bed and Breakfast Establishment	S	S	—	—	—	
Food and Beverage Sales	—	—	—	S	S	
Recreation and Entertainment						
<i>Large-Scale</i>	S	S	S	S	S	
<i>Small-Scale</i>	S	S	S	S	S	
<b>Transportation, Communication, and Utilities</b>						
Transportation Facilities						
<i>Marinas, Docks</i>	P	P	P	P	P	
<i>Marinas, Private</i>	S	S	S	S	S	
Utility, Minor	P	P	P	P	P	
<b>Agriculture and Extractive</b>						
Crop and Animal Raising	L <del>56</del>	—	—	—	—	
Excavation and Mining	S	S	S	S	S	Refer to Chapter 98
<b>Pipelines, Oil and Gas Wells</b>						
Gas Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	S	Refer to Sec. 125-90.H.

**Schedule 125-70.B: Use Regulations – Residential Single Family Districts**

Pump Stations	S	S	S	S	S	Refer to Sec. 125-90.I.
<b>Specific Use Limitations</b>						
L1 Rental property is prohibited as being used for a secondary dwelling.						L2 Mobile home skirting or lattice shall be installed. A state-required gas cutoff valve shall be located outside the mobile home skirt.
<b>L3 Permissible if in accordance with Section 125-90.J.</b>						<b>L4</b> Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot
<b>L5</b> No accessory uses permitted.						<b>L6</b> Permissible if in accordance with Chapter 18 of the League City Code of Ordinances.
<b>Accessory Uses and Structures</b>				See Article IV, Division 2		
<b>Temporary Uses</b>				See Article IV, Division 3		
<b>Nonconforming Uses and Structures</b>				See Article IV, Division 7		

**SECTION 3:** That Chapter 125, Section 125-71.B., Land Use Regulations, Residential Multi-Family Districts of the League City Code of Ordinances be amended as follows:

**Sec. 125-71.B. Land Use Regulations**

Schedule 125-71.B. below prescribes the land use regulations for **RMF Residential Multi-Family Districts**. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-71.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts**

<i>Use Classifications</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<b>Residential</b>			
Child Care Family Homes			
<i>Listed Family Homes</i>	P	P	
<i>Registered Family Homes</i>	S	S	
Residential Dwellings			Refer to Section 125-90.B

**Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts**

<i>Multi-Family Dwelling</i>	P	P
<i>Condominium</i>	P	P
<i>Duplex</i>	P	P
<i>Townhouses</i>	P	P
<i>Manufactured Homes</i>	S	S
<b>Residential Care Facilities</b>		
<del><i>Small Residential Care Facilities</i></del>	<del>P</del>	<del>P</del>
<del><i>Residential Care Rooming Facilities</i></del>	<del>P</del>	<del>P</del>
<del><i>Residential Care Apartment Facilities</i></del>	<del>P</del>	<del>P</del>
<b>Group Residential Facilities</b>		<b>Refer to Section 125-90.J</b>
<i>Assisted Living Facility</i>	P	P
<i>Continuing Care Facility</i>	P	P
<i>Disabled Group Dwelling</i>	P	P
<i>Emergency Shelter</i>	P	P
<i>Nursing Home</i>	P	P

**SECTION 4:** That Chapter 125, Section 125-72.B., Land Use Regulations, Commercial and Mixed Use Districts of the League City Code of Ordinances be amended as follows:

**Sec. 125-72.B. Land Use Regulations**

Schedule 125-72.B below prescribes the land use regulations for *C Commercial and Mixed Use Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-72.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts**

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
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**Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts**

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>					
Residential Dwellings					Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	L1	—	—	L1	
<i>Single-Family Residential</i>	L1	—	—	—	
<b><i>Residential Care Facilities</i></b>					
<i>Small Residential Care Facilities</i>	P	—	—	P	
<i>Residential Care Rooming Facilities</i>	P	—	—	P	
<i>Residential Care Apartment Facilities</i>	P	—	—	P	
<b><i>Group Residential Facilities</i></b>					<b>Refer to Section 125-90.J</b>
<i>Assisted Living Facility</i>	P	P	P	P	
<i>Continuing Care Facility</i>	P	P	P	P	
<i>Disabled Group Dwelling</i>	P	P	P	P	
<i>Emergency Shelter</i>	P	P	P	P	
<i>Homeless Shelter</i>	—	S	—	S	
<i>Nursing Home</i>	P	P	P	P	

**SECTION 5:** That Chapter 125, Section 125-73.B., Land Use Regulations, Industrial Districts of the League City Code of Ordinances be amended as follows:

**Land Use Regulations**

Schedule 125-73.B. below prescribes the land use regulations for ***I Industrial Districts***. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-73.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-73.B: Use Regulations – Industrial Districts**

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
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**Schedule 125-73.B: Use Regulations – Industrial Districts**

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>			
Residential Dwellings			
<i>Caretaker Unit</i>	P	P	
<b>Group Residential Facilities</b>			<b>Refer to Section 125-90.J</b>
<b><i>Halfway House</i></b>	<b>S</b>	<b>S</b>	
<b><i>Homeless Shelter</i></b>	<b>S</b>	<b>S</b>	

**SECTION 6:** That Chapter 125, Section 125-81.D., Land Use Regulations, -RNC Residential Neighborhood Conservation Overlay District of the League City Code of Ordinances be amended as follows:

**Sec. 125-81.D. Land Use Regulations**

Schedule 125-81.D below prescribes the land use regulations for the **-RNC Residential Neighborhood Conservation Overlay District**. The regulations for the RNC district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-81.D.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited. Commercial uses permitted in Schedule 125-81.D shall only be allowed if currently permitted in the base zoning district, with the exception of Bed and Breakfast establishments which shall be permitted in any base zoning district.

**Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District**

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>		
Child Care Family Homes		
<i>Listed Family Homes</i>	P	
<i>Registered Family Homes</i>	P	
Residential Dwellings		Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	P	
<i>Single Family with Secondary Dwelling</i>	P	

**Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District**

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
Attached Single Family Dwelling	P	
<i>Duplex</i>	S	
<i>Multi-Family Residential</i>	S	
<del>Residential Care Facilities</del>		
<del>Small Residential Care Facilities</del>	<del>P</del>	
<del>Residential Care Rooming Facilities</del>	<del>P</del>	
<del>Residential Care Apartment Facilities</del>	<del>L1</del>	
<b>Group Residential Facilities</b>		<b>Refer to Section 125-90.J</b>
<del>Disabled Group Dwelling</del>	<del>P</del>	
<b><i>Public and Semipublic</i></b>		
Cultural Institutions	P	
Day Care	S	
Government Offices and Facilities		
<i>Small-Scale</i>	P	
Parks and Recreation	P	
Public Safety Facilities	S	
<b><i>Commercial</i></b>		
Banks and Other Financial Institutions	S	Refer to Section 125-90.A.
Bed and Breakfast Establishments	P	
Business Services	P	
Catering Business	P	
Eating and Drinking Establishments		
<i>Full Service</i>	<del>L3</del> , L2	
<i>With Live Entertainment</i>	<del>L3, L2</del> L2, L1	
<i>With Outdoor Seating</i>	<del>L3, L2</del> L2, L1	
Food and Beverage Sales	<del>L5</del> L4	
Offices	P	
Personal Services	P	
Retail Sales	P	
Temporary Sales	S	
Undertaking, Funeral and Interment Services	S	
<b><i>Transportation, Communications, and Utilities</i></b>		
Utility, Minor	P	
<b><i>Agriculture and Extractive</i></b>		
Excavation and Mining	S	Refer to Chapter 98
<b><i>Pipelines, Oil and Gas Wells</i></b>		
Gas Well Drilling	S	Refer to Section 125-90.G.

**Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District**

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
<b><i>Specific Use Limitations</i></b>		
<del>L1</del> More than 3 units require a Special Use Permit.	<del>L2</del> L1	Hours of operation may be limited to ensure compliance with City Noise ordinance.
<del>L3</del> L2 Less than 3,000 square feet including all seating areas.	<del>L4</del> L3	Maximum of four units per structure.
<del>L5</del> L4 Corner stores less than 1,500 square feet.		
<i>Accessory Uses and Structures</i>		See Article IV, Division 2
<i>Temporary Uses</i>		See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7

**SECTION 7:** That Chapter 125, Section 125-83.D., Land Use Regulations, –TND Traditional Neighborhood Development Overlay District of the League City Code of Ordinances be amended as follows:

**Sec. 125-83.D. Land Use Regulations**

Schedule 125-83.D below prescribes the land use regulations for the ***–TND Traditional Neighborhood Development Overlay District*** by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-83.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District**

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>				
Child Care Family Homes				
Listed Family Homes	—	P	—	

**Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District**

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
<i>Registered Family Homes</i>	—	P	—	
Residential Dwellings				Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	—	P	—	
<i>Single Family with Secondary Dwelling</i>	—	P	—	
<i>Attached Single Family Dwelling</i>	—	P	—	
<i>Two Family Dwelling</i>	—	P	—	
<i>Multi-Family Residential</i>	P	P	—	
<del>Residential Care Facilities</del>				
<del><i>Small Residential Care Facilities</i></del>	<del>P</del>	<del>P</del>	<del>—</del>	
<del><i>Residential Care Rooming Facilities</i></del>	<del>P</del>	<del>P</del>	<del>—</del>	
<del><i>Residential Care Apartment Facilities</i></del>	<del>P</del>	<del>P</del>	<del>—</del>	
Group Residential Facilities				Refer to Section 125-90.J
<del><i>Assisted Living Facility</i></del>	<del>P</del>	<del>—</del>	<del>—</del>	
<del><i>Continuing Care Facility</i></del>	<del>P</del>	<del>—</del>	<del>—</del>	
<del><i>Disabled Group Dwelling</i></del>	<del>P</del>	<del>P</del>	<del>—</del>	
<del><i>Nursing Home</i></del>	<del>P</del>	<del>—</del>	<del>—</del>	

**SECTION 8:** That Chapter 125, Section 125-84.D., Land Use Regulations, –MAC Major Activity Center Overlay District of the League City Code of Ordinances be amended as follows:

### **Sec. 125-84.D. Land Use Regulations**

Schedule 125-84.D. below prescribes the land use regulations for the –***MAC Major Activity Center Overlay District*** by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-84.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to

a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

**Schedule 125-84.D: Use Regulations – Major Activity Center Overlay District**

<i>Use Classifications</i>	<i>MFR</i>	<i>LFR</i>	<i>OI</i>	<i>Additional Regulations</i>
<b><i>Residential</i></b>				
Residential Dwellings				Refer to Section 125-90.B
<i>Multi-Family Residential</i>	P	—	P	
<del><b><i>Residential Care Facilities</i></b></del>				
<del>    <i>Residential Care Rooming Facilities</i></del>	<del>P</del>	<del>—</del>	<del>P</del>	
<del>    <i>Residential Care Apartment Facilities</i></del>	<del>P</del>	<del>—</del>	<del>P</del>	
<b><i>Group Residential Facilities</i></b>				<b>Refer to Section 125-90.J</b>
<i>Assisted Living Facility</i>	P	—	P	
<i>Continuing Care Facility</i>	P	—	P	
<i>Disabled Group Dwelling</i>	P	—	P	
<i>Nursing Home</i>	P	—	P	

**SECTION 9:** That Chapter 125, Section 125-90., Standards for Specific Uses of the League City Code of Ordinances be amended as follows:

Add Section 125-90.J., Group Residential Facilities.

**Sec. 125-90.J. Group Residential Facilities**

**Group Residential facilities must be located, developed, and operated in compliance with the following standards.**

- 1. Location of Disabled Group Dwelling.*** A Disabled Group Dwelling shall not be located within one-half mile of another Disabled Group Dwelling.
- 2. Location of Halfway Houses and Homeless Shelters.*** Halfway Houses and Homeless Shelters shall not be located within one-half mile of another halfway house or homeless shelter, or within 1,000 feet of a park or K-12 school.
- 3. Architecture and Character.*** Group Residential Facilities located in RSF Residential Single Family zoning districts shall be designed, constructed and maintained to uphold the single family residential architectural character of the surrounding area.
- 4. Location of Parking.*** Group Residential Facilities located in RSF Residential Single Family zoning districts shall provide for their required parking on the side or rear of the property. All parking areas shall be paved and screened from surrounding residential uses by an opaque fence of wood or masonry, no less than (6) six feet, and no more than (8) eight feet in height.
- 5. State License.*** Applicable state license or certification shall be provided prior to the

**issuance of an Operations Permit.**

- 6. *Evacuation Plan.* Group Residential Facilities shall prepare and provide an evacuation plan to the Fire Department prior to receipt of an Operations Permit.**
- 7. *Operations Permit.* All Group Residential Facilities shall obtain an Operations Permit from the City of League City.**

**SECTION 10:** That Chapter 125, Section 125-170.D., Off-Street Parking Requirements of the League City Code of Ordinances be amended as follows:

**Sec. 125-170.D. Off-Street Parking Requirements**

Off-street parking requirements for all uses are prescribed in Schedule 125-170.D below.

**Schedule 125-170.D: Off-Street Parking Requirements**

<i>Use Classification</i>	<i>Parking Requirement</i>
<b>Residential</b>	
Child Care Family Homes	
<i>Listed Family Homes</i>	No additional spaces required
<i>Registered Family Homes</i>	No additional spaces required
Residential Dwellings	
<i>Single Family Dwelling</i>	4 spaces/unit (may be tandem)
<i>Single Family with Secondary Dwelling</i>	1 additional space
<i>Townhouse</i>	4 spaces/unit (may be tandem)
<i>Duplex</i>	4 spaces/unit (may be tandem)
<i>Multi-Family Residential</i>	1 space/1 bedroom or studio unit; 2 spaces/2 or more bedroom units; 0.3 guest spaces/unit
<del>Residential Care Facilities</del>	
<del><i>Small Residential Care Facilities</i></del>	<del>No additional spaces required</del>
<del><i>Residential Care Rooming Facilities</i></del>	<del>0.5spaces/room</del>
<del><i>Residential Care Apartment Facilities</i></del>	<del>0.75 spaces/unit</del>
<b>Group Residential Facilities</b>	

**Schedule 125-170.D: Off-Street Parking Requirements**

<i>Use Classification</i>	<i>Parking Requirement</i>
<i>Assisted Living Facility</i>	<b>0.75 spaces/unit</b>
<i>Continuing Care Facility</i>	<b>0.75 spaces/unit</b>
<i>Disabled Group Dwelling</i>	<b>1 space/every 3 residents, plus 1 space for each employee (based on maximum number of employees working at one time)</b>
<i>Emergency Shelter</i>	<b>1 space/every 4 residents, plus 1 space for each employee (based on maximum number of employees working at one time)</b>
<i>Halfway House</i>	<b>1 space/sleeping room, plus 1 space for each employee (based on maximum number of employees working at one time)</b>
<i>Homeless Shelter</i>	<b>1 space/every 40 beds, plus 1 space for each employee (based on maximum number of employees working at one time)</b>
<i>Nursing Home</i>	<b>1 space/every 4 beds, plus 1 space for each employee (based on maximum number of employees working at one time)</b>