

Sec. II-304. - Residential use categories.

(a) **Group living.**

- (1) *Characteristics.* Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the description of household living in paragraph (b) below. The size of the group will be larger than the average size of a family. **Tenancy is arranged for periods longer than one week. Uses where tenancy is arranged for a period of one week or less are not considered residential.** They are considered to be a form of transient lodging (see retail sales and service and community service categories). Generally, group living structures have a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment, as long as they also reside at the site. Group living includes the state definition of assisted living facility. See article II division 2, definitions.
- (2) *Accessory uses.* Accessory uses commonly found are recreational facilities, parking of autos for the occupants and staff, and parking of vehicles for the facility.
- (3) *Examples.* Examples include dormitories; communes; fraternities and sororities; monasteries and convents; nursing and convalescent homes; group homes for the physically disabled, mentally retarded, or emotionally disturbed where tenancy is arranged for periods longer than one week.
- (4) *Exceptions.*
  - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see retail sales and service and community service categories). These uses may be classified as a hotel or motel use in the retail sales and service category. Alternatively, they may be classified as short-term housing or a mass shelter in the community service category.
  - b. Lodging where the residents meet the definition of household, and where tenancy is arranged for periods longer than one week are classified as household living.
  - c. Facilities for people who are under judicial detainment and are under the supervision of sworn officers are included in the detention facilities category.

(b) **Household living.**

- (1) *Characteristics.* Household Living is characterized by the residential occupancy of a dwelling unit by a family. **Tenancy is arranged for periods longer than one week.** Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the retail sales and service and community service categories). Condominiums, apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as household living.
- (2) *Accessory uses.* Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles. Home occupations and accessory dwelling units are accessory uses that are subject to additional regulations.
- (3) *Examples.* Uses include living in houses, duplexes, apartments, condominiums, retirement center apartments, manufactured housing and other structures with self-contained dwelling units.
- (4) *Exceptions.*
  - a. Guesthouses that contain kitchen facilities are prohibited as accessory to household living uses.
  - b. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see retail sales and service and community service categories). These uses may be classified as a hotel or motel use in the retail sales and service category. Alternatively, they may be classified as short-term housing or a mass shelter in the community service category.