



---

## CITY OF PRESCOTT LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY RESIDENCES

A Community Residence is a residential living arrangement for a group of persons who do not meet the definition of a family. To be permitted in residential zoning districts, tenancy must be arranged on a month-to-month or longer basis.

**Family:** A family consists of any person living alone or any of the following groups living together as a single housekeeping unit that shares common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or other duly and legally authorized custodial relationship and no more than two unrelated individuals who provide care or assistance or are domestic employees, (2) two unrelated individuals and their children related to either of them and their foster children, or (3) four unrelated individuals.

**Family Community Residence:** A family community residence is a relatively permanent living arrangement for more than four people with disabilities with no limit on how long a resident may live in the home. The length of tenancy is measured in years.

**Transitional Community Residence:** A transitional community residence is a temporary living arrangement for more than four people with disabilities with a limit on length of tenancy that is measured in months, not years.

The City of Prescott requires an application be submitted to the Community Development Department for both types of Community Residence. For Community Residences operating as a Structured Sober Living Home, this application is combined with the business license application. Transitional Community Residences may also require a Conditional Use Permit in certain zoning districts. An individual site inspection will be required for each Community Residence to establish maximum safe occupancy per the International Building Codes. The regulations for Community Residences, as adopted by Ordinance 4925-1463, are consistent with the Federal Fair Housing Act Amendments of 1988.

Other requirements of a community residence:

- No Community Residence in a residential zone shall be located within 800 lineal feet of another Community Residence, whether in a residential or non-residential zone, and no Community Residence in a non-residential zone shall be located within 800 lineal feet of another Community Residence in a residential zone, as measured from the closest property corners, along the shortest legal pedestrian route.
- If the facility is not required to be licensed by the State of Arizona, owners, managers, operators, and residents shall not provide any services onsite, which would require licensure of the facility under state law.
- No staff, clients, guests, or any other users of the facility may smoke in an area from which the second hand smoke may be detected in any parcel other than the parcel upon which the facility is located.
- The Community Residence shall not involve change in the exterior appearance of any structure or necessitate equipment that is not related to the residential uses.
- The Community Residence shall not create traffic or parking problems.
- The Community Residence is subject to all other applicable City codes.
- The maximum safe occupancy has been determined by the Building Department based upon the 2012 IBC/IRC.