

**Proposed Amendment to the US 441 Corridor  
Development Ordinance  
Identifying Group Homes as a Use Requiring Additional Standards  
In the Rural Living District and  
Establishing Standards for This Use  
Recommended by the 441 Corridor Planning Council \_\_\_\_\_**

**Amend Section 5.4 by revising the list of permitted uses in the Rural Living District to include family care and group homes and identifying additional standards for family care and group homes**

**Rural Living, Permitted Uses**

- adult day-care homes
- non-commercial agricultural activities
- bed and breakfast inn
- camp, campground
- child day-care homes
- community center
- hardware/garden store
- hotel/motel
- place of worship
- police, fire, or rescue station
- post office
- single-family detached dwelling unit
- family care homes – per NCGA General Statutes

**Rural Living, Conditional Uses**

- assisted living facility
- cemetery
- college or university
- hotel/motel
- pre-school
- primary/secondary school
- public utilities and related services
- riding academies and commercial stables
- telecommunications towers
- group homes, provided the following additional standards are met:
  - minimum lot size of two (2) acres
  - A minimum of one staff member shall be present at all times when any adult client is on the premises, except when the client’s treatment or habilitation plan documents that the client is capable of remaining in the home or community without supervision.
  - facility must provide a structured, monitored program for residents
  - Program must provide case management for residents

- meets off street parking requirements as described in Article 10.1 Table – Off Street Parking Requirements
  - 1 employee – plus 1 space per 5 adults

**Add in these definitions:**

**Article 14. - Definitions**

*(p)Family Care Home:* A residential dwelling unit provided by an agency, organization or individual with or without resident support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for not more than six resident handicapped persons with disabilities, as "person with disabilities" is defined in N.C. Gen. Stat. sec. 168-21 (or its successor). This definition shall include homes designed for the support of those in recovery from substance abuse or other homes for disabled persons that are not required licensing by the state.

*(u)Group home:* A residential home provided by an agency, organization or individual for persons who need sheltered living conditions for rehabilitation, but not including mentally ill persons who are dangerous to others as defined in N.C.G.S., sec. 122C-3(11)b (or its successor).

**Change to section:**

- Article 10.1 Table – Off Street Parking Requirements

Add in:

<u>Type</u>	<u>Requirements</u>
Family Care and/or Group Homes	1 employee – plus 1 space per 5 adults