

**Chapter 17.272**

**CONGREGATE CARE RESIDENTIAL  
FACILITIES**

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**17.272.010 Statement of intent.**

It is the intent of the board of supervisors in adopting this chapter to provide alternative housing opportunities for those persons capable of independent living who do not need the level of care provided at convalescent facilities. The board finds that this chapter will provide needed housing for those persons who have been identified as impacted groups by the housing element of the Riverside general plan. The board also finds that this chapter will provide a standard for distinguishing between congregate care residential facilities and other multifamily uses. (Ord. 348.3928 § 2 (part), 2000; Ord. 348 § 19.101)

**17.272.020 Development standards.**

The following standards of development shall apply for congregate care residential facilities.

A. Density. The allowable density for a project shall not exceed the density permitted by the underlying zoning classification or the applicable general plan land use category, whichever is less.

B. Location. The project shall be located in accordance with all applicable developmental and locational guidelines under the general plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational and nutritional programs.

C. Elevators. No building shall be constructed that exceeds one story in height unless it contains elevators for the use of the occupants. Elevators shall be spaced in a manner which minimize the walking distance from the elevators to the residential units.

D. Dwelling Units.

1. The net livable area for each unit shall not be less than four hundred (400) square feet for an efficiency unit, five hundred fifty (550) square feet for a one-bedroom unit, and seven hundred (700) square feet for a two-bedroom unit.

2. Not less than four percent of the residential units shall be accessible for the handicapped, and all other units shall be adaptable for the handicapped. The handicap units shall be distributed equally throughout the project. All handicap units shall meet the standards set forth in Title 24, Part II of the California Administrative Code.

3. Kitchenettes may be permitted; provided, that they are sized to meet the immediate needs of the occupants of the unit.

4. No more than thirty (30) percent of the units shall be efficiency units.

E. Hallways and Walkways. Hallways should be kept to a minimum length to avoid the appearance of an oversized home or an institution. Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project. All hallways and pedestrian walkways shall be maintained with a minimum of five feet of unobstructed width and adequate vertical clearance to provide unobstructed walking capability. Not less than one accessible route for the handicapped to all on-site facilities shall be provided. Hallways shall be designed to accommodate the use of walkers, canes or other mechanical assistance.

F. Open Space and Recreation Facilities. Not less than forty (40) percent of the net area the project shall be used for open space, recreational facilities, or a combination thereof. Not less than twenty-five (25) percent of the required open space area shall be used for active recreational facilities, such as pool, spa, tennis and gardening by residents. Recreational, public assembly and similar buildings may be permitted within the project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.

G. Yard Setbacks. Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located; however, in no case shall such building setbacks for any project be less than those prescribed in the R-3 zone. The minimum building setback for interior drives and parking areas shall be ten (10) feet.

H. Building Height. The height of buildings shall not exceed that which is permitted in the zone in which the project is located. The maximum permitted height limits must be reduced if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located.

I. Trash Areas. Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project. Trash areas will be screened by a six-foot high decorative block wall.

J. Screening. A six-foot high decorative block wall shall be constructed on all project boundary lines to provide adequate security and privacy. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

K. Parking. The number of required automobile storage spaces shall be determined in accordance with Chapter 17.188 at the time of the approval of the project; however, notwithstanding any provision of this title to the contrary, a twenty (20) percent reduction in the total number of required vehicle parking spaces for residential purposes may be allowed if appropriate, and an additional five percent reduction may be allowed if the applicant proposes alternative senior citizen transportation programs; however, in no case shall the reduction of parking spaces exceed twenty-five (25) percent of the total spaces required by Chapter 17.188. Public street parking and tandem parking shall not be counted in this requirement. All required parking spaces shall be located entirely within the development, accessible to the units which they serve, and no parking space shall be located more than one hundred fifty (150) feet from the unit it is designed to serve. Parking requirements for other facilities within the development shall be subject to the provisions of Chapter 17.188 and may not be reduced. Not less than ten (10) percent of the required parking spaces shall be designed and designated for use by the handicapped; provided, however, that there shall be at least one designed and designated handicapped parking space provided for each handicapped resident. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

L. Access. The number and location of vehicular access openings into a project shall be as specified by the road commissioner. Projects must be located on a street with a minimum sixty-six (66) foot right-of-way.

M. Supportive Services. Services that support the residents shall be provided. At a minimum the following services shall be provided.

1. Laundry Facilities. One washing machine and dryer shall be provided for every twenty (20) rooms.

2. Housekeeping and Linen Service. At a minimum, weekly service shall be provided.

3. Communications. A panic button, intercom or other similar device shall be provided in each room so communication with the central office/security desk is available.

4. Central Dining. A central dining room shall be provided. The size of the room shall be sufficient to accommodate all of the residents. The minimum room size shall be the product of the proposed maximum number of residents in the facility multiplied by five square feet per

resident; however, in no instance shall the central dining room be less than three hundred fifty (350) square feet.

5. Miscellaneous Facilities. The following services are permitted within a congregate care residential facility, provided they do not exceed five percent of the total building of the facility.

a. Barber and beauty shops;  
b. Religious facilities;  
c. Commercial uses that are compatible with the proposed use and provide a service to the residents. Such uses may be open to the general public.

N. Public Transit Access. A public transit turnout shall be included within the project's design. (Ord. 348.3928 § 2 (part), 2000; Ord. 348 § 19.102)

#### **17.272.030 Development standards—Increased density.**

A. Density. A density increase of fifty (50) percent over that permitted in Section 17.272.020(A), unless otherwise limited by a community plan, may be permitted if the project meets the following additional guidelines.

1. Area Services. The following services must be located within the following prescribed distances:

a. Neighborhood shopping center: one-half mile.  
b. Recreation facilities with amenities designed for the elderly: one mile.  
c. Hospital facility: twenty (20) minutes by public or private transportation.  
d. Medical services (doctor/dentist): two miles. "Medical services" means the provision of health care by licensed practitioners at fixed locations during standard office hours.  
e. Emergency services (fire/paramedic): five minutes by emergency vehicle.  
f. Community services (social, educational, etc.): two miles.

g. Mass transit facility:  
i. If a reduction in the required parking spaces is requested then the facility must be located within one hundred fifty (150) feet of the project.

ii. If a reduction in the required parking spaces is not requested, then the facility must be within one-half mile of the project unless transportation is provided by the facility.

2. Project Design. Projects proposed under this section shall meet the following requirements, in addition to all requirements of Section 17.272.020(C) through (N).

a. Open Space.  
i. Private Open Space. Each unit shall be provided with private useable open space. Patios shall be at least one hundred (100) square feet in area. Balconies shall be at least eighty (80) square feet in area.

ii. Common Open Space.

(A) Not less than forty-five (45) percent of the net area of a project shall be used for common open space. Not less than twenty-five (25) percent of the required common open space area shall be used for active recreational facilities, such as pool, spa, tennis and gardening by residents.

(B) Indoor recreational/leisure space shall be provided in the form of a multipurpose or recreational room. The size of the room shall be based on the ratio of fifteen (15) square feet of floor area per unit provided. In no instance shall the room be less than one thousand (1,000) square feet.

b. Access. The number and location of vehicular access openings into a project shall be as specified by the road commissioner. Projects must be located on a street with a minimum sixty-six (66) foot right-of-way, within one hundred fifty (150) feet of a mass transit facility, or must provide appropriate transportation for residents.

B. Density. A density increase of one hundred (100) percent over that permitted in Section 17.272.020(A), unless otherwise limited by a community plan, may be permitted if the project meets the following additional guidelines.

1. Area Services. The following services must be located within the following prescribed distances:

a. Neighborhood shopping center: one-fourth mile.

b. Recreation facilities with amenities designed for the elderly: one mile.

c. Hospital facility: twenty (20) minutes by public or private transportation.

d. Medical services (doctor/dentist): one mile. "Medical services" means the provision of health care by licensed practitioners at fixed locations during standard office hours.

e. Emergency services (fire/paramedic): five minutes by emergency vehicles.

f. Community services (social, educational, etc.): one mile.

g. Mass transit facility:

i. If a reduction in the required parking spaces is requested then the facility must be located within one hundred fifty (150) feet of the project.

ii. If a reduction in the required parking spaces is not requested, then the facility must be within one-fourth mile of the project unless transportation is provided by the facility.

2. Project Design. Projects proposed under this section shall meet the following requirements, in addition to all requirements of Section 17.272.020(C) through (N).

a. Open Space.

i. Private Open Space. Each unit shall be provided with private useable open space. Patios shall be at least one hundred (100) square feet in area. Balconies shall be at least eighty (80) square feet in area.

ii. Common Open Space.

(A) Not less than fifty (50) percent of the net area of a project shall be used for common open space. No less than twenty-five (25) percent of the required common open space will be used for active recreational facilities, such as pool, spa, tennis or gardening by residents.

(B) Indoor recreational/leisure space shall be provided in the form of a multipurpose or recreational room. The size of the room shall be based on the ratio of fifteen (15) square feet of floor area per unit provided. In no instance shall the room be less than one thousand (1,000) square feet.

b. Access. The number and location of vehicular access openings into a project shall be as specified by the road commissioner. Projects must be located on a street with a minimum sixty-six (66) foot right-of-way, within one hundred fifty (150) feet of a mass transit facility, or must provide appropriate transportation for residents.

c. An increased density project must be located a minimum distance from any other increased density project equal to the product of the number of units of the larger project multiplied by fifty (50) feet; provided, however, that in no event shall the minimum distance between any two increased density projects be less than one thousand three hundred twenty (1,320) feet. (Ord. 348.3928 § 2 (part), 2000; Ord. 348 § 19.103)

**17.272.040 Restrictions.**

A. The development shall be open to those residents who are capable of demonstrating the mental competence and physical ability to leave a building without assistance of any other person.

B. The project management shall not provide any service which would require a license to be issued by the state of California. This includes, but is not limited to, the following:

1. Assistance in dressing, grooming, bathing and other personal hygiene;

2. Assistance with taking medication;

3. Central storing and distribution of medications;

4. Arrangement of and assistance with medical and dental care; and

5. Maintenance and supervision of resident moneys or property. (Ord. 348.2643, 1986; Ord. 348 § 19.104)