



# STAFF REPORT

<b>CASE:</b>	<b>ZC14-14, FAMILY CARE HOME</b>
<b>REQUEST:</b>	<b>AMEND THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO ESTABLISH A MINIMUM DISTANCE SEPARATION FOR FAMILY CARE HOMES AND ADD FAMILY CARE HOME SUBDIVISION OPTION</b>
<b>APPLICANT:</b>	<b>TOWN OF MINT HILL</b>

The purpose of the text amendment is to establish a minimum separation distance of 2,640 feet (1/2 mile) between Family Care Home facilities and create a Family Care Home development option.

## TEXT AMENDMENT OUTLINE

Family Care Home (SR Residential District-Table of Permitted Uses) \*Add 7.1.13 cross reference

Add Section 7.1.13- Establish minimum distance

Add Family Care Home Subdivision (CD Residential District-Table of Permitted Uses) \*Add 7.2.32 cross reference

Add new Section 7.2.32 –Specify development shall follow subdivision requirements

Add Family Care Home Subdivision to Section 2.4 Terms Defined in this Ordinance.

### **Family Care Home Subdivision**

*A subdivision development consisting of four or more residential lots, subdivided in accordance with the Mint Hill Subdivision regulations, created for the purpose of permitting Family Care Homes in close proximity with one another. The development shall be owned and operated by a single entity.*

### STATE STATUTE

§ 168-22. Family care home; zoning and other purposes. (a) A family care home shall be deemed a residential use of property for zoning purposes and shall be a permissible use in all residential districts of all political subdivisions. No political subdivision may require that a family care home, its owner, or operator obtain, because of the use, a conditional use permit, special use permit, special exception or variance from any such zoning ordinance or plan; provided, however, that a political subdivision may prohibit a family care home from being located within a one-half mile radius of an existing family care home. (b) A family care home shall be deemed a residential use of property for the purposes of determining charges or assessments imposed by political subdivisions or businesses for water, sewer, power, telephone service, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements. (1981, c. 565, s. 1; 1993 (Reg. Sess., 1994), c. 619, s. 1; 1999-219, s. 3.2.)

### **STAFF CONTACT:**

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