



DATE: September 18th, 2018

CASE: TA-01-18 – Family Care Homes

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SUMMARY

A family care home is defined in Article 14 of the Concord Development Ordinance as “a care home with 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. (Source: NCGS § 168-21). No family care home shall be located within a one-half mile radius of an existing family care home. (Source: NCGS § 168- 22).”

The state statutes require that a family care home be permitted by right in all residential districts and it cannot be subject to a special use permit. Currently, the Concord Development Ordinance use table (TABLE 8.1.8) requires a special use permit for Family Care Homes in addition to some supplemental requirements. This proposed amendment removes the requirement for a special use permit while maintaining the permitted supplemental requirements.

| USE CATEGORY | SPECIFIC USE | AG | RESIDENTIAL | | | | | | COMMERCIAL | | | | | IND | | Standards | |
|-----------------------------------------|------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----|----|-----|-----|-----|-----|-----------|---------|
| | | AG | RE | RL | RM-1 | RM-2 | RV | RC | O-I | B-1 | CC | C-1 | C-2 | I-1 | I-2 | | |
| Group Living [see 8.2.4.B] | Congregate Care Senior Housing | | | | | | | P | | P | P | P | P | | | | |
| | Residential Care Facility | SS | SS | SS | SS | SS | SS | | SS | SS | PS | PS | PS | | | 8.3.3.D | |
| | Family Care Home | SS PS | SS PS | SS PS | SS PS | SS PS | SS PS | SS PS | SS PS | | | | | | | 8.3.3.E | |
| | Social Service Institutions | | | | | | | | SS | SS | | | | | | 8.3.4.F | |
| PUBLIC AND CIVIC USES | | | | | | | | | | | | | | | | | |
| Community Service [see 8.2.5.A] | Civic, Social and Fraternal Organization | | | | | | | | | P | P | P | P | P | | | |
| | Library, public | | | | | | | | | P | P | P | P | P | | | |
| | Museum or Non-Profit Foundation | PS | PS | PS | PS | PS | PS | PS | PS | P | P | P | P | P | P | | 8.3.4.H |
| | Convention Center | | | | | | | | | | S | SS | P | P | | | 8.3.4.G |
| Day Care [see 8.2.5.B] | Child Care Center, not including home day care | SS | SS | SS | SS | SS | SS | SS | PS | PS | PS | PS | PS | | | 8.3.4.A | |
| Educational Facilities [see 8.2.5.C] | All Educational Facilities, except as listed below | | | | | | | | | P | P | P | P | P | | | |
| | School, Boarding | | | | | | | | P | S | S | S | S | S | | | |
| | School, Business | | | | | | | | | P | P | P | P | P | P | | |
| | School, Trade | | | | | | | | | P | P | P | P | P | P | P | |
| | School, Elementary & Secondary | P | P | P | P | P | P | | | P | P | P | P | P | | | |
| Government Facilities [see 8.2.5.D] | Animal Shelter | SS | | | | | | | | | | | | SS | PS | PS | 8.3.2.B |
| | Correctional Institution | S | | | | | | | | | | S | | | S | S | |
| | Governmental Building (excluding correctional institution) | S | S | S | S | S | S | S | | P | P | P | P | P | P | P | |
| | Post Office | | | | | | | | | P | P | P | P | P | P | P | |
| | Visitor Bureau | | | | | | | | | P | P | P | P | P | P | | |
| Medical Facilities [see 8.2.5.E] | Hospital | | | | | | | | | | | P | P | P | | | |
| | Medical Clinic | | | | | | | | | P | P | P | P | P | | | |