

FMC 18.72.xxx

GENERAL AND SPECIAL REGULATIONS – ALL ZONES**PERFORMANCE STANDARDS FOR PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING**

1. Permanent Supportive Housing & Transitional Housing is allowed in any zone in which residences and/or hotels are permitted or conditional uses in conjunction with an approved ~~xx~~ permit that satisfies the conditions below:
2. Group homes functioning as permanent supportive housing are subject to a spacing requirement as follows: At the time of application for business license, there shall be no other approved group home functioning as permanent supportive housing located within 1,000 feet of the proposed group home functioning as supportive housing. There shall also be no public schools within 1,000 feet of the proposed group home functioning as supportive housing. For the purposes of this subsection, distance shall be measured in a straight line between the closest property line of the existing facility and the closest property line of the proposed facility. For purposes of this section, if the city receives applications for proposed facilities that are within 1,000 feet of each other, the first complete application received by the city shall be given priority.
3. The following restrictions apply to all Permanent Supportive Housing & Transitional Housing residences:
 - a. A City of Ferndale business license is required in accordance with FMC 5.04.030
 - b. No more than three rooms within the home or accessory structure may be separately leased or subleased; and
 - c. Each room being leased or sub-leased shall have adequate space, light, electricity, heating, emergency egress, a smoke detector, and access to adequate sanitation and eating facilities pursuant to the International Residential Code and International Property Maintenance Code as adopted in Chapter 15.04 FMC. Adequate space means floor area of no less than 70 square feet in size, no less than seven feet of ceiling height, and shall not have any horizontal dimension less than seven feet. Egress means one emergency escape rescue opening at least 5.7 square feet, 24 inches high, and 20 inches wide.

Commented [JA1]: What kind of permit?**Commented [KB2R1]:** Staff will determine the type of permit and process prior to a public hearing.

