

Date Received: 10-73

Item # 52-73

Request: Nursing Home Density - Sept Addition

~~Location:~~ Section 3. Zone Classification

Location: (3) Institutional Use... 3.4 Human Treatment, unrestrained.

Petitioner: Planning office

Address: _____ Phone: _____

Advertised: CYS Date: 10-15-73

To Planning Comm: 10-31-73

Action: _____

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

NURSING HOME DENSITY

The maximum density allowed for a Nursing Home shall be equal to the population density of the zoning district in which this use is located. The density shall be figured at 3 1/2 people per single family dwelling units and 2 1/2 people per multi-family dwelling units.

For Example: A nursing home for 60 people would be allowed on the same property where an apartment building containing 24 units would be permitted.

Parking Space Requirements: One parking space for every four (4) beds, one parking space for every three (3) employees and one parking space for each staff doctor.

Nursing Home Parking Requirements:

Phoenix:

1 Parking space for each 5 beds
1 Parking space for each 3 employees

Apartments: 1.3 for each efficiency or 1 BR apt.
1.5 for each 2 BR apt.
2 for each 3 or more BR apt.

They grant variances to this requirement for elderly apts.

Oakland:

On a high rise apartment: 1 parking space per unit.
Housing for elderly: 25 parking spaces for each 100 units.

Nursing Home: 1 space for each 6 beds
1 space for each 4 employees
1 space for each doctor.

Landings.

70 - 70

12 retirement apts - 30

1 single family house $\frac{3\frac{1}{2}}$
 $103\frac{1}{2}$ -

39 parking spaces for N. + 1

18 18 units apt

2 - Single family houses

2.67

30 units -
single PDB

105