
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, June 1, 2022, at 5:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **2022-2023 Fiscal Year Budget**
Presented by Debbie Winn, Mayor
 - b. **Multi-Family Residential Zoning Districts** (continued from 05/04/22)
Presented by Jim Bolser, Community Development Director
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to The Americans With Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, At 435-843-2111 Or Michellep@Tooelecity.Org, Prior To The Meeting.

CHAPTER 13. ZONING DISTRICTS

7-13-1. Establishment of Zoning Districts.

- (1) In order to accomplish the purposes of this Title, Tooele City is hereby divided into the following zoning districts:
 - (a) Multi-Family Residential (MR-25)
 - (b) ~~Multi-Family Residential (MR-20)~~
 - ~~(c)~~ Multi-Family Residential (MR-16);
 - ~~(ed)~~ ~~Multi-Family Residential (MR-12);~~
 - ~~(e)~~ Multi-Family Residential (MR-8);
 - ~~(ef)~~ Medium Density Residential (R1-7);
 - ~~(eg)~~ Medium Density Residential (R1-8);
 - ~~(fh)~~ Medium Density Residential (R1-10);
 - ~~(g)~~ Low Density Residential (R1-12);
 - ~~(hj)~~ Low Density Residential (R1-14);
 - ~~(ik)~~ Low Density Residential (R1-30);
 - ~~(j)~~ Low Density Residential (RR-1);
 - ~~(km)~~ Low Density Residential (RR-5);
 - ~~(ln)~~ Low Density Residential (RR-20);
 - ~~(mq)~~ Multiple Use (MU-160);
 - ~~(rp)~~ Mixed Use - General (MU-G);
 - ~~(eq)~~ Mixed Use - Broadway (MU-B);
 - ~~(pr)~~ Neighborhood Commercial (NC);
 - ~~(es)~~ General Commercial (GC);
 - ~~(ft)~~ Regional Commercial (RC);
 - ~~(su)~~ Light Industrial (LI);
 - ~~(tv)~~ Industrial (I);
 - ~~(uw)~~ Research and Development (RD)
 - ~~(vx)~~ Residential Special District (RSD); and,
 - ~~(wy)~~ Commercial Special District (CSD).

CHAPTER 14. RESIDENTIAL ZONING DISTRICTS

7-14-1. Residential Zoning Districts.

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Tooele City has established and identified on the Tooele City Zoning District Map the following residential zoning districts which govern the use, intensity, area and other requirements for the use of residential land as required by this Ordinance. The map accompanying this Ordinance, and incorporated herein by reference, identifies the location and extent of each residential zoning district within the City. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zoning district.

To meet the purposes of this Ordinance, Tooele City is divided into the following residential and special purpose zoning districts:

- Multi-Family Residential (MR-25)
- ~~Multi-Family Residential (MR-20)~~
- Multi-Family Residential (MR-16)
- ~~Multi-Family Residential (MR-12)~~
- Multi-Family Residential (MR-8)
- Medium Density Residential (R1-7)
- Medium Density Residential (R1-8)
- Medium Density Residential (R1-10)
- Low Density Residential (R1-12)
- Low Density Residential (R1-14)

Low Density Residential (R1-30)
Low Density Residential (RR-1)
Low Density Residential (RR-5)
Low Density Residential (RR-20)
Multiple Use (MU-160)
In-Fill Overlay (IFO)
Residential Special District (RSD)

7-14-2. Residential Zoning Districts Purpose.

The residential zoning districts of Tooele City, and as presented in Table 1 and Table 2 are formulated and provided and achieve the following purposes:

- (1) The purpose of the **MR-25, MR-20, MR-16, MR-12, and MR-8** Multi-Family Residential districts is to provide an environment and opportunities for high-density residential uses, primarily, apartments, condominiums and townhouses at varying levels of density determined by the individual zoning districts. ~~The purpose of the MR-16 Multi-Family Residential district is to provide an environment and opportunities for high density residential uses, including primarily attached residential units, apartments, condominiums and townhouses with limited attached single-family dwellings. The purpose of the MR-8 Multi-Family Residential district is to provide an environment and opportunities for high density residential uses, including attached single-family residential units, apartments, condominiums and townhouses.~~ The **MR-8** zoning district is also intended to serve as a transitional district between principally single-family residential zoning districts and higher density multi-family zoning districts.
- (2) The Medium Density Residential Districts (**R1-7, R1-8, and R1-10**) are designed to provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single-family dwellings and two-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.
- (3) The Low Density Residential Districts (**R1-12, R1-14, R1-30, RR-1, RR-5, RR-20**) provide for single-family residential areas and single family dwelling units on larger individual lots. ~~Additionally these districts are intended to allow and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses.~~
- (4) The Rural Density Residential Districts (RR-1, RR-5, RR-20) provide for single-family residential areas and single-family dwelling units on very large individual lots that support, allow, and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses.
- (5) The purpose of the Multiple Use District (**MU-160**) is to provide areas in mountain, hillside, canyon, valley, desert and other open and generally undeveloped lands where residential uses should be limited in order to protect the land resource, to limited demands for public facilities and services, to provide opportunities for forestry, agriculture, mining, wildlife habitat, and recreation, to avoid damage to water resources and water shed areas, and to protect the health and safety of the residents of the City and adjoining areas.
- (56) The purpose of the Residential Special District (**RSD**) is to provide a master planned, architecturally designed residential development where customized zoning requirements are developed and implemented to apply to a specific geographic area in order to permit flexibility and initiative to produce a unique, cohesive development to achieve the following:
 - (a) Protecting and enhancing the value of properties by encouraging the use of good design principles and concepts through development planning with full recognition of the significance and effect they can have on the proper planning and development of subject properties as well as adjacent and nearby properties;
 - (b) Provide a mechanism whereby reasonable and unique developments may be approved that provide a benefit to the development, the residents within the proposed development, and the community as a whole that may not be specifically possible under the base tenets of this Title.
 - (c) Encouraging and maintaining the orderly and harmonious appearance, attractiveness, and aesthetic development of structures and grounds;
 - (d) Providing a method whereby specific development plans, based upon City criteria and policy may, at the discretion of the City, be required for the systematic and orderly development of the city;

- (e) Encouraging excellence of property development, compatible with plans and policies of the City, with due regard for the public and private interests involved; and
- (f) Ensuring that the public benefits derived from the beautification of developments and uses shall be protected by exercise of reasonable controls over the character and design of private buildings, structures and open spaces.

7-14-9. Keeping of Farm Animals and Pets.

- (1) Except as modified in subparagraph (2) applicable to pets, the following requirements apply to the keeping of farm animals within the residential zoning districts of the City:
 - (a) No farm animal(s) shall be kept on any lot in the MR-25, [MR-20](#), MR-16, [MR-12](#), MR-8, R1-7, R1-8, R1-10, R1-12, or R1-14 Districts or on any lot smaller than 30,000 square feet.
 - (b) The number of farm animals kept on any lot or parcel in the R1-30 District shall not exceed one farm animal unit, as defined herein, for each 10,000 square feet of lot or parcel size.
 - (c) Farm animals may be kept on any lot or parcel in the RR-1, RR-5, RR-20 and MU-160 districts without restriction to the number of farm animals, provided the keeping of farm animals in these districts does not constitute a nuisance as defined in the laws of the City.
 - (d) No farm animal(s) shall be kept on any lot or parcel where less than 20,000 square feet of the lot or parcel is used as livestock management, nor shall fractional animal units be permitted. Livestock management areas shall include all portions of the lot or parcel used as sheds, barns, coops, corrals, pastures, stables, gardens or cultivated grounds, where animal waste can be spread, but shall not include any area of the lot or parcel devoted to dwellings, sidewalks, driveways or lawns.
 - (e) One animal unit shall be any one (±) of the following: One cow, one horse, one donkey, four adult sheep, eight feeder lambs, four goats, or 12 fowl, together with the suckling offspring thereof.
 - (f) Structures shall be provided and maintained for all animals. Such structures shall be enclosed (fully or partially), roofed, and sited at the rear of the main building, and shall comply with all other setback and yard requirements for the district.
 - (g) The following additional requirements shall apply to the location of all pens, corrals, barns, stables, coops, and other structures for the confinement and keeping of animals:
 - (i) All such structures shall be setback at least 100 feet from all streets.
 - (ii) All such structures and buildings shall be located at least 50 feet from all dwellings located on adjoining lots or parcels, or if any adjoining lot or parcel does not have a dwelling located thereon, at least 30 feet from the property lines of the adjacent lot or parcel.
- (2) Pet rabbits, ducks, and chicken hens are permitted in the MR-25, [MR-20](#), MR-16, [MR-12](#), MR-8, R1-7, R1-8, R1-10, R1-12, and R1-14 Districts. No more than a total of six animals in any combination of rabbits, ducks, and chicken hens are allowed on any lot in these districts. Houses, cages, pens, coops, etc. shall be provided for all animals kept outdoors. As of January 1, 2017, a legal nonconforming rooster that dies or is removed from a property located in the above-enumerated zoning districts shall not be replaced.
- (3) Nuisance. In all zoning districts of the City, persons owning or harboring farm animals may not keep their animals in any manner that constitutes a nuisance as defined by City ordinance.

Residential Treatment Facilities and Program			C	<u>C</u>	C										C
Retirement Center			C	<u>C</u>	C	C	C	C	C						C
Sports Fields	C	<u>C</u>	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	C
Temporary Concessions Located in Public Parks	P	<u>P</u>	P	<u>P</u>	P	C	P	P	P	P	P	P	P	P	P
Temporary Construction Buildings and Storage	P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
Temporary Sales Office	P	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
Temporary Seasonal Use												P	P	P	
Vacation Resort / Vacation Ranch														C	C

*1 Permitted Use with Conditions
**2 Home Office with No Customers Only

**TABLE 2
ALLOWED DENSITY**

	Residential Zoning Districts										
	High Density					Medium Density			Low Density		
	MR-25	<u>MR-20</u>	MR-16	<u>MR-12</u>	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30
Zones b Being f Replaced by i nclusion			HDR, RM-16 (and proposed RM 12)		MDR, R2-8 (and proposed RM-10, RM-8)	R1-7	R1-8, R1-9 (and proposed RM-6)	R1-10 (and proposed RM-4)	R1-12	R1-14	RA1-30
Single Family Dwelling / Minimum Lot Size (square feet)	Not Permitted	<u>Not Permitted</u>	Not Permitted	<u>Not Permitted</u>	Not Permitted	P / 7,000	P / 8,000	P / 10,000	P / 12,000	P / 14,000	P / 30,000
Two- f Family Dwelling / Minimum Lot Size (square feet)	Not Permitted	<u>Not Permitted</u>	P / 10,000	<u>P / 11,000</u>	P / 12,000	P / 14,000	C / 16,000				
Multi- f Family Dwelling	P M aximum 25 U nits p er a cre	<u>P</u> <u>Maximum 20³</u> <u>Units Per Acre²</u>	P M aximum 16 ³ U nits p er a cre ²	<u>P</u> <u>Maximum 12³</u> <u>Units Per Acre²</u>	P M aximum 8 U nits p er a cre						
Multi-Family Dwelling Minimum Lot Size	No Minimum ⁴	<u>No Minimum⁴</u>	No Minimum ⁴	<u>No Minimum⁴</u>	No Minimum ⁴						
Maximum Dwelling Units Per Acre for PUD	25.0	<u>20.0</u>	16.0	<u>12.0</u>	8.0	5.0	4.0	3.5	3.0	2.5	1.2
Other Allowed Uses (Minimum Square Feet Required)	8,000	<u>8,000</u>	8,000	<u>8,000</u>	8,000	10,000	10,000	12,000	12,000	14,000	30,000

TABLE 2 (Continued)

	Residential Zoning Districts			
	Low Rural Density			Multiple Use
	RR-1	RR-5	RR-20	MU-160
Zones B Being R Replaced by I Inclusion	RR-1	RR-5	RR-20	MU-160
Single Family Dwelling / Minimum Lot Size (sq. ft.)	P / 1 acre	P / 5 acres	P / 20 acres	P / 160 acres
Two- f Family Dwelling L <u>Minimum Lot Size</u> <u>(square feet)</u>				
Multi- f Family Dwelling <u>Multi-Family Dwelling</u> <u>Minimum Lot Size</u>				
Maximum Dwelling Units Per Acre for PUD	1.0	0.2	0.05	0.0063
Other Allowed Uses (Minimum Square Feet Required)	43,560	5 acres	20 acres	160 acres

¹ Repealed.

² Multi-family residential projects in the MU-B zoning district proposed as a redevelopment of a registered historical building shall have no maximum density requirement as a permitted use subject to Note 1 of Table 4 of this Chapter.

³ Multi-family residential projects in the MU-B zoning district shall be a maximum of 25 dwelling units per acre.

⁴ See Table 4 of Chapter 7-14.

**TABLE 3
SITE PLANNING AND DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS AND STRUCTURES**

Standards	Residential Zoning District														
	MR-25	<u>MR-20</u>	MR-16	<u>MR-12</u>	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Minimum Lot Width (a At f Front p Property l Line)	35 feet	<u>35 feet</u>	35 feet	<u>35 feet</u>	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (i Interior l ots at f Front s Setback, s Single- f Family)						60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width ³ (e Corner l ots at f Front s Setback on e Each f Frontage, s Single- f Family)						80 feet	90 feet	100 feet	110 feet	120 feet	120 feet	120 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (a At f Front s Setback, t Two- f Family)	60 feet	<u>60 feet</u>	60 feet	<u>60 feet</u>	60 feet	60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (a At f Front s Setback, a All o Other r Residential u Uses)	70 feet	<u>70 feet</u>	70 feet	<u>75 feet</u>	75 feet	60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (a At f Front s Setback, a All o Other u Uses)	80 feet	<u>80 feet</u>	80 feet	<u>80 feet</u>	80 feet	80 feet	80 feet	100 feet	100 feet	100 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Front Yard Setback	25 feet ²	<u>25 feet²</u>	25 feet ²	<u>25 feet²</u>	25 feet ²	20 feet	20 feet	25 feet	25 feet	25 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Rear Yard Setback (i Interior l ot)	20 feet ²	<u>20 feet²</u>	25 feet ²	<u>25 feet²</u>	25 feet ²	20 feet	20 feet	25 feet ¹	25 feet ¹	30 feet ¹	30 feet	30 feet	60 feet	60 feet	60 feet
Minimum Rear Yard Setback (Corner Lot)	20 feet ²	<u>20 feet²</u>	20 feet	<u>20 feet</u>	20 feet	20 feet	20 feet	30 feet ¹	30 feet ¹	30 feet ¹	30 feet	30 feet	60 feet	60 feet	60 feet
Minimum Side Yard Setback (Interior Lot)	10 feet ²	<u>10 feet²</u>	6 feet ²	<u>6 feet²</u>	6 feet ²	6 feet	8 feet	10 feet	10 feet	10 feet	12 feet	20 feet	20 feet	60 feet	60 feet
Minimum Side Yard Setback (Corner Lot)	15 feet ²	<u>15 feet²</u>	15 feet ²	<u>15 feet²</u>	15 feet ²	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	30 feet	60 feet	60 feet	60 feet
Maximum/Minimum Building Height ⁴	45 feet / 1 story	<u>45 feet / 1 story</u>	35 feet / 1 story	<u>35 feet / 1 story</u>	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story
Total Lot Coverage (a All b Buildings)	40%	<u>40%</u>	40%	<u>40%</u>	40%	35%	35%	35%	35%	35%	25%	20%	10%	10%	10%

¹ The minimum rear yard setback may be reduced by up to 25% for not more than 20% of the width of the rear yard, measured at the rear yard property line

- ² Multi-family developments subject to Chapter 7-11a of this Title shall follow setback requirements in Section 7-11a-6.
- ³ Minimum lot width for corner lots may be reduced to the minimum lot width requirement of interior lots when proper notation on the approved plat determines and restricts the orientation of the primary residential structure on the lot to that frontage only.
- ⁴ For churches and religious worship facilities over 50,000 square feet see Section 7-2-8.

**TABLE 4
MINIMUM DWELLING UNIT SIZE (Finished Square Feet)¹**

ZONING DISTRICT	ONE STORY (Includes Split Level and Split Entry)						TWO STORY (Total Both Levels)		
	With Single Covered Parking		With Single Garage		With Double + Garage		With Single Covered Parking	With Single Garage	With Double + Garage
	1 Bedroom Units ²	2+ Bedroom Units	1 Bedroom Units ²	2+ Bedroom Units	1 Bedroom Units ²	2+ Bedroom Units			
MR-25 ³	700	850	700	800	700	800	1000	1000	1000
<u>MR-20³</u>	<u>700</u>	<u>850</u>	<u>700</u>	<u>800</u>	<u>700</u>	<u>800</u>	<u>1100</u>	<u>1100</u>	<u>1050</u>
MR-16 ³	700	850 ¹	700	800 ¹	700	800 ¹	1250	1165	1100
<u>MR-12³</u>	<u>700</u>	<u>850</u>	<u>700</u>	<u>800</u>	<u>700</u>	<u>800</u>	<u>1300</u>	<u>1200</u>	<u>1100</u>
MR-8 ³	700	850	700	800	700	800	1350	1250	1125
R1-7	900 <u>Not Permitted</u>		850 <u>Not Permitted</u>		800		1350 <u>Not Permitted</u>	1250 <u>Not Permitted</u>	1125
R1-8	1000 <u>Not Permitted</u>		950 <u>Not Permitted</u>		800		1500 <u>Not Permitted</u>	1375 <u>Not Permitted</u>	1250
R1-10	Not Permitted		Not Permitted		1300		Not Permitted	Not Permitted	1625
R1-12	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
R1-14	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
R1-30	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-1	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-5	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-20	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
MU-160	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685

¹ The minimum dwelling unit size for a multi-family residential project proposed as a redevelopment of a registered historical building shall be 400 square feet when approved by the Planning Commission through design review in compliance with Title 7 Chapter 11 of the Tooele City Code.

² See Section 7-14-5.

³ For Multi-Family Dwelling Units Directly Associated with Residential Support Programs See Section 7-11a-2.

CHAPTER 15. RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY

7-15-3. Permitted ~~u~~Use; Requirements.

A residential facility for persons with a disability (for purposes of this Chapter, a “facility”) shall be a permitted use in any zoning district in which a dwelling is a permitted primary use. Each facility shall comply with the following requirements.

- (1) The facility shall comply with all building, safety, and health regulations applicable to the construction and habitation of dwellings.
- (2) The facility shall comply with all of the provisions of this Title applicable to dwellings, unless otherwise specified in this Chapter.
- (3) Each facility located in a single-family zoning district (R1-7 through RR-5) shall comply with the single-family design standards contained in Chapter 7-11b of this Title.
- (4) Each facility located in a multi-family zoning district (MR-25, [MR-20](#), MR-16, [MR-12](#), and MR-8) shall comply with the multi-family design standards contained in Chapter 7-11a of this Title.
- (5) The minimum number of parking spaces required for a facility shall be as required in Chapter 7-4 of this Title.
- (6) No more than four persons may be housed in a single bedroom.
- (7) A minimum of 60 square feet per resident shall be provided in a multiple-occupant bedroom. A minimum of 100 square feet per resident shall be provided in a single-occupant bedroom.
- (8) Bathrooms shall have a minimum ratio of one toilet, one lavatory, and one tub or shower to each six residents.
- (9) The facility must be a structure type that is permitted in the zoning district in which the facility is proposed to be located.
- (10) No facility may be located within 660 feet of another facility, measured in a straight line between the nearest property lines of the lots upon which the respective facilities are located.

CHAPTER 15a. RESIDENTIAL FACILITIES FOR ELDERLY PERSONS

7-15a-3. Permitted or ~~e~~Conditional ~~u~~Use; ~~r~~Requirements.

- (1) A residential facility for elderly persons (for purposes of this Chapter, a “facility”) housing eight or fewer residents shall be a permitted use in any residential zoning district in which a single-family dwelling is a permitted primary use.
- (2) A facility housing more than eight residents shall be a conditional use in any residential zoning district.
- (3) Each facility shall comply with the following requirements.
 - (a) The facility shall comply with all building, safety, and health regulations applicable to the construction and habitation of dwellings.
 - (b) The facility shall comply with all of the provisions of this Title applicable to single-family dwellings, unless otherwise specified in this Chapter.
 - (c) Each facility located in a single-family zoning district (R1-7 through RR-5) shall comply with the single-family design standards contained in Chapter 7-11b of this Title.
 - (d) Each facility located in a multi-family zoning district (MR-25, [MR-20](#), MR-16, [MR-12](#), and MR-8) shall comply with the multi-family design standards contained in Chapter 7-11a of this Title.
 - (e) The minimum number of parking spaces required for a facility shall be as required in Chapter 7-4 of this Title.
 - (f) No more than four persons may be housed in a single bedroom.
 - (g) A minimum of 60 square feet per resident shall be provided in a multiple-occupant bedroom. A minimum of 100 square feet per resident shall be provided in a single-occupant bedroom.
 - (h) Bathrooms shall have a minimum ratio of one toilet, one lavatory, and one tub or shower to each six residents.
 - (i) The facility must be a structure type that is permitted in the zoning district in which the facility is proposed to be located.
 - (j) No facility with more than ~~8~~ [eight](#) occupants may be located within 660 feet of another facility, measured in a straight line between the nearest property lines of the lots upon which the respective facilities are located.
 - (k) Placement in a facility shall not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.