

Community Facility Uses

Use	District Use Category (Sec. 122-2A)	Definition under Sec. 122-3	Definition under State Statutes	Occupancy Limit	Zoning Districts (Sec. 122-287)	Agency	State Statute
<b>City:</b> Assisted Living Facility <b>State:</b> Assisted Living Facility	Health care use	A facility providing 24-hour, year-round social and personal care and adult supervision for children, the elderly, and disabled adults. Such residents occupying this type of facility are usually unable to care for themselves without the assistance of others. This category shall include nursing homes. This category shall not include a facility or dwelling defined as a community residential home or transitional recovery facility.	Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Exceptions listed under F.S. 429.04. <b>Licensing and Inspection Requirements fall under Rule 59A-35.060, F.A.C and are overseen by AHCA.</b>	See supplemental Regulations Sec. 122-1198.	R-2*, R-3, O-1, OP, B-2, B-2A, B-3C, B-4	Department of Elder Affairs; Agency for Health Care Administration	Chapter 429, F.S.
<b>City:</b> Bed and breakfast <b>State:</b> Bed and breakfast inn	Residential operation	A residential structure or portion thereof where short-term lodging rooms are provided to overnight guests for commercial purposes. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), boarding house, fraternity/sorority house, assisted living facility or a community residential home	A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry. <b>Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.</b>	See supplemental Regulations Sec. 122-1211.	R-3, RBH*, OH, B-2, B-2A, B-3C	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
<b>City:</b> Community residential home <b>State:</b> Residential Group Care Facility	Residential operation	A single-family residential dwelling licensed to serve clients of the state department of children and family services, which provides a living environment for a maximum of 14 unrelated residents (as defined in F.S. § 419.001(1)(a)) who operate as the functional equivalent of a family, including such supervision and personal care by supportive staff that meets the physical, emotional and social needs of the residents. For purposes of this subsection, the term "resident" means any of the following: A frail elder as defined in F.S. § 429.65(9), a physically disabled or handicapped person as defined in F.S. § 760.22(7)(a), a developmentally disabled person as defined in F.S. § 393.063(9), a nondangerous mentally ill person as defined in F.S. § 394.455(18), or a child as defined in F.S. §§ 39.01(14), 984.03(9) and (12), and 985.03(7). This category shall not include a facility defined as an assisted living facility or transitional recovery facility.	A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. <b>Licensing and Inspection Requirements appear to be handled by each agency; these facilites are frequently referred to as "Residential Group Care Facilities" and "Group Homes".</b>	6 (R-1); 8 (R-2); 12 (R-3, B-1, B-1A, B-3C, INST); 14 (B-2, B-2A, B-4)	A-1, R-1, R-2, R-3, B-1, B-1A, B-2, B-2A, B-3C, B-4, INST	Department of Elderly Affairs; Agency for Persons with Disabilities; Department of Juvenile Justice; Department of Children and Families; Agency for Health Care Administration	Chapter 419, F.S.
<b>City:</b> Community work release facility <b>State:</b> Community Release Center	Health care use	A (a) "work release center" as defined in Rule 33-601.602(1)(h), Florida Administrative Code, (b) a federal "Residential Re-Entry Center", (c) a facility that provides conditions that afford a prisoner with a reasonable opportunity to adjust to and prepare for the prisoner's re-entry into the community pursuant to 18 U.S.C. 3624, (d) a facility that provides "community confinement" pursuant to 28 CFR § 570.21, or (e) a facility that serves a substantially similar function as the foregoing.	Florida Administrative Code does not define a "work release center" but does define a <b>Community Release Center</b> as a correctional or contracted facility that houses community custody inmates participating in a community release program.	See supplemental Regulations Sec. 122-1216.	B-5*	Department of Corrections	Rule: 33-601.602, F.A.C.
<b>City:</b> Day care facility <b>State:</b> Child Care Facility	Community service	An establishment which provides child care for more than five children not remaining overnight and not related by blood or marriage or adoption to the operator, and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit. The term includes nursery schools, pre-kindergartens and kindergartens, but does not include family day care homes as defined in F.S. § 402.302.	<b>Child Care Facility:</b> Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Statute includes exceptions. <b>Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C and are overseen by DCF.</b>	5+	A-1*, R-1*, R-2*, R-3*, O-1*, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, SC, M-1&, M-2*, INST	Department of Children and Families	s. 402.302, F.S.

<b>City:</b> Emergency shelter <b>State:</b> Emergency Shelter	Personal service	A facility providing temporary housing for one or more individuals who are otherwise homeless. An example of this type of facility is the Salvation Army	Emergency shelter, designed to provide safe temporary shelter while the household is in the process of obtaining permanent housing (provided under "Continuum of Care").	Not specified	B-2, B-2A, B-3C*, B-4, B-5	Department of Children and Families; State Office on Homelessness	s. 420.6225, F.S.
<b>City:</b> Family day care home <b>State:</b> Family day care home	Not specified	Has the meaning given in F.S. §§ 402.302, as contained therein or subsequently modified: Per statute means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.	An occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age. <b>Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C and are overseen by DCF.</b>	Varies based on ages, see statute.	Not specified	Department of Children and Families	s. 402.302, F.S.
Fraternity or sorority house	Residential operation	A building in which sleeping rooms are provided for occupancy by, and maintained as a place of residence exclusively for students affiliated with an academic college or university seeking an associates, bachelors or higher education degree, with or without meals, when approved and regulated by such institution. A fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), community work release facility, rooming/boarding house or community residential home.	Not specified -- likely comes from Building Code. Under s. 1013.39 F.S. universities are exempt from local amendments to the Florida Building Code and Florida Fire Prevention Code.	See supplemental Regulations Sec. 122-1219.	R-3*, B-2, B-2A, B-4	Likely overseen by the Florida College System Board of Governors; or the universities themselves.	Not specified
<b>City:</b> Rooming/boarding house <b>State:</b> Nontransient apartment/transient apartment	Residential operation	A building, or portion thereof, having at most one kitchen and used for the purpose of providing meals or lodging, for pay or compensation of any kind to more than two people, other than members of the family occupying such a dwelling. This category shall not include a building defined as a transitional recovery facility (including a halfway house), community work release facility, fraternity or sorority house or community residential home.	<b>Nontransient apartment:</b> A nontransient apartment is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants. <b>Transient apartment:</b> A transient apartment is a building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy. <b>Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.</b>	See supplemental Regulations Sec. 122-1210.	R-3*, B-2, B-2A, B-3C, B-4*	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
Short term rental	Not specified	Not specified	<b>Transient public lodging establishment</b> means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. <b>Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.</b>	Not specified	Not specified	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.013, F.S.

