Group Homes Informational Handout

The zoning regulations contained within the Burien Municipal Code allows six different types of residential living and treatment arrangements: **Single Family, Community Residential Facility, Senior Citizen Assisted Dwelling Unit, Nursing Home, Essential Public Facility and Secure Community Transition Facility**. A City of Burien Business License is required for all types of residential living and treatment arrangements. These arrangements are defined as follows:

Single Family – A group living arrangement where eight or fewer non-related residents receive supportive services such as counseling, foster care, or medical supervision in a dwelling unit by resident or non-resident staff. This arrangement is a permitted use in all single-family and multi-family residential zones and requires no special planning review process to establish. Building and Fire department reviews are performed separately. Additional fire and life safety requirements may need to be addressed through a building permit before the use can be approved.

Community Residential Facility – A group living arrangement where nine or more residents live as a single housekeeping unit and provide supportive services, including but not limited to, counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification. Community Residential Facilities 1 (9-10 residents) may be allowed following a Type 2 Land-Use Review (Hearing Examiner) in all single-family residential zones, and Community Residential Facilities 1 (9-10 residents) and Community Residential Facilities 2 (11 or more residents) may be allowed following a Type 2 Land-Use Review (Hearing Examiner) in all multi-family residential zones. Building and Fire department reviews are performed separately. Additional fire and life safety requirements may need to be addressed through a building permit before the use can be approved.

Senior Citizen Assisted Dwelling Unit – A building containing two or more dwelling units restricted by occupancy to senior citizens and includes supportive services such as food preparation, medical supervision and group activities. Senior Citizen Assisted Dwelling Units may be allowed following a Type 2 Land-Use Review (Hearing Examiner) in all single-family and multi-family residential zones. Building and Fire department reviews are performed separately. Additional fire and life safety requirements may need to be addressed through a building permit before the use can be approved.

Nursing Homes and Essential Public Facilities – These two facilities are not defined in the Burien Municipal Code, but are defined by the Revised Code of Washington (RCW). **Nursing Homes** provide 24-hour supervised nursing care, personal care, therapy, supervised nutrition, social services, room and board. **Essential Public Facilities** include in-patient facilities such as substance abuse facilities, mental health facilities, group homes and secure community transition facilities (SCTF). **Nursing Homes** are not allowed in single-family residential zones, but may be allowed following a Type 2 Review (Hearing Examiner) in all multi-family residential zones. **Essential Public Facilities** (except SCTFs) may be allowed in all single-family and multi-family residential zones following a Type 2 Review (Hearing Examiner). Building and Fire department reviews are performed separately. Additional fire and life safety requirements may need to be addressed through a building permit before the use can be approved.

Secure Community Transition Facility (SCTF) – An SCTF is a residential facility for sex offenders released under RCW 71.09. Secure Community Transition Facilities are not allowed in any residential zones. Secure Community Transition Facilities may be allowed in applicable zones following a Type 2 Land-Use Review (Hearing Examiner). Building and Fire department reviews are performed separately. Additional fire and life safety requirements may need to be addressed through a building permit before the use can be approved.

FOR MORE INFORMATION, PLEASE CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 206-241-4647.

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