

CITY OF UNION CITY
POLICY STATEMENT
FOR ADMINISTRATIVE USE PERMIT REVIEW OF
LARGE FAMILY DAY CARE HOMES

Objectives:

To establish criteria to be used when evaluating the appropriateness of establishing Large Family Day Care Homes in residential areas, and to ensure that the proposed facility will not create significant parking, noise, or traffic impacts on the surrounding neighborhood or result in an over-concentration of such uses within the immediate vicinity of the proposed home.

The following is a list of criteria to be utilized by the Zoning Administrator when reviewing Large Family Day Care Home proposals.

Criteria:

1. Large Family Day Care Homes shall be permitted in single-family residential zones only.
2. No Large Family Day Care Home shall be located within 300 feet of any other Large Family Day Care Home, Residential Care Facility, or Health Care Facility.
3. In no case shall a single residential property have more than one (1) Large Family Day Care Home adjacent to its property lines.
4. Large Family Day Care Homes shall operate only between the hours of 6:00 a.m. and 7:00 p.m. and no outdoor play activity shall be allowed before 9:00 a.m. or after 6:00 p.m.
5. Two (2) enclosed off-street parking spaces shall be provided on the site in addition to an on-site driveway at least eighteen (18) feet long and nine (9) feet wide.
6. The subject site shall provide at least eighteen (18) uninterrupted feet of legally permitted on street parking along the frontage of the lot.
7. Large Family Day Care Homes shall meet all regulations of the State Fire Marshall and the Union City Fire Department.
8. The Zoning Administrator may allow minor deviations from the criteria relating to concentration and parking if a finding can be made that the deviation will not result in any significant adverse impacts on any lot or residence in the immediate vicinity.
9. The City Council shall be notified by the Zoning Administrator of the approval or denial of a Large Family Day Care Home application within five (5) days of the date of said action.