

Residential Care Homes & Nursing and Personal Care Facilities

These types of facilities provide social and health-related personal care to residents. The Zoning Code identifies two types of facilities based on the number of residents. Residential Care Homes, commonly known as Group Homes, provide care to 6 or fewer persons in a single-family residential setting. Nursing and Personal Care Facilities provide care to 7 or more persons in a large facility setting.

Residential Care Homes are allowed in zoning districts that allow single-family homes. Nursing and Personal Care Facilities are allowed as Primary or Conditional Uses in specific zoning districts. Different rules apply to both types of facilities but both require the issuance of a business license. The following page identifies those zoning districts where facilities are allowed as a Primary or Conditional Use. Residential Care Homes are not required to provide additional parking spaces but each single-family home must have two paved parking spaces located outside of the front yard setback.

The City of Yuma Building Code addresses construction requirements. Building Permits and Fire Sprinklers may be required depending on the type of facility, the level of care and the number of residents.

Please contact the City of Yuma Fire Department for information about Fire Sprinklers at (928) 373-4850. Please contact the City of Yuma Building Safety Department for information about Building Permits at (928) 373-5163.

State Licensing

The Arizona Revised Statutes grant authority to license and regulate Residential Care Homes to the Arizona Department of Health Services (AZDHS), although Residential Care Homes should receive approval by the local jurisdiction prior to being issued a license by AZDHS. Because AZDHS is responsible for licensing Residential Care Homes, any complaint or inquiry on a specific facility should be directed to AZDHS.

Reasonable Accommodation

The Federal Fair Housing Act, the Americans with Disabilities Act, and subsequent case law have determined it is unlawful to deny or discourage housing options for persons with disabilities or for children.

A request for reasonable accommodation may be made to adjust a rule, policy or practice of the City of Yuma to accommodate persons with disabilities. Please contact Planning & Neighborhood Services regarding a request.

Agency Contacts

City of Yuma

Planning & Neighborhood Services
Planning@YumaAZ.gov
(928) 373-5175

Business License
BusinessLicenses@YumaAZ.gov
(928) 373-5074

State of Arizona

Arizona Department of Health Services
Residential.Licensing@azdhs.gov
(602) 364-2639

12/15/23

Residential Care Homes & Nursing and Personal Care Facilities



City of Yuma - Planning and Neighborhood Services
1 City Plaza, Yuma, AZ 85364
Phone: 928-373-5175 E-mail: Planning@YumaAZ.gov

Applying for a Residential Care Home or Nursing and Personal Care Facility Business License

Step One: Pre-Development Meeting

- ◆ Schedule a pre-development meeting at (928) 373-5175

There is no fee to have a Pre-Development meeting. It is required in order to discuss any development issues with the request.

Step Two: Business License Application Checklist

- Completed application
- Completed Zoning Clearance for Residential Care Home. The Zoning Clearance requires the applicant to verify:
 - The request is located in an allowable Zoning District.
 - The request is not located within 1,200 feet of another Residential Care Home.
 - The number of persons under care is 6 or fewer.

Submit the Business License Application to the Business License desk at the City of Yuma City Hall, 1 City Plaza, Yuma, Arizona. Please call the Business License Office with questions at (928) 373-5074.

RESIDENTIAL CARE HOME.

Establishments primarily engaged in the provision of social and personal care in a residential setting for 6 or fewer persons with limits on ability for self-care. Included are establishments providing 24-hour year-round care for children. These facilities shall not include any persons whose occupancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. Establishments of this type located within any residential districts shall not be located within 1,200 feet of another residential care facility. This definition is inclusive of the Group Home and the Nursing-Supported Group Home with six or fewer residents as defined by Arizona Revised Statute § 36-551. This definition is inclusive of the Assisted Living Home with 6 or fewer residents and the Adult Foster Care Home with 4 or fewer residents as defined by Arizona Revised Statute § 36-401.

NURSING AND PERSONAL CARE FACILITY.

Establishments primarily engaged in providing inpatient nursing and health-related personal care to 7 or more residents, such as convalescent homes with health care and rest homes with health care. These facilities shall not include any persons whose occupancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. This definition is inclusive of the Assisted Living Center with 7 or more residents and the Adult Foster Care Facility with 5 or more residents as defined by Arizona Revised Statute § 36-401. Nursing and Personal Care Facilities must provide one parking space for each 6 beds and 2 spaces for any permanent residence on the property.

RESIDENTIAL CARE HOMES & NURSING AND PERSONAL CARE FACILITIES							
Zoning District	AG	SR/RE	R-1-all	R-1-5	R-MH	MHS	MHP
RESIDENTIAL CARE HOME	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Zoning District	R-2	R-2-5	R-3	TR	B-1	B-2	OT
RESIDENTIAL CARE HOME	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Zoning District	AG	SR/RE	R-1-all	R-1-5	R-MH	MHS	MHP
NURSING AND PERSONAL CARE FACILITY	No	No	No	No	No	No	No
Zoning District	R-2	R-2-5	R-3	TR	B-1	B-2	OT
NURSING AND PERSONAL CARE FACILITY	No	No	No	CUP	Yes	Yes	Yes

Yes – Permitted / No – Not Permitted / CUP – Conditional Use Permit required