



What is a Community Home?

- The following is the definition of a Community Home according to our zoning ordinance:
COMMUNITY HOME – A place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons as licensed by the Texas Department of Mental Health and Mental Retardation
(also see Chapter 123 of the Texas Human Resources Code). (Ord. No 06–216, §21, 01–10–06)
- 123.002 – A Community Home is a home for a “person with a disability,” or more specifically: an orthopedic, visual, speech, or hearing impairment, or
 - Alzheimer’s disease; or
 - pre-senile dementia; or
 - cerebral palsy; or
 - epilepsy; or
 - muscular dystrophy; or
 - multiple sclerosis; or
 - cancer; or
 - heart disease; or
 - diabetes; or
 - an intellectual disability; or
 - autism; or
 - mental illness.
- 123.004 – to qualify as a Community Home under this chapter, the home must be:
 - a community-based residential home operated by:
 - the Texas Department of Aging and Disability Services; or
 - a community center that provides services to persons with disabilities; or
 - a non-profit corporation; or
 - an entity certified by Texas Department of Aging and Disability Services as a provider under the ICF-IID medical assistance program;
 - or an “assisted living facility” licensed under Health and Safety Code Chapter 247.002 (with an exterior structure compatible with surrounding residential dwellings), which:
 - furnishes food and shelter to four or more unrelated persons
 - provides personal care services or administration of medication by licensed or authorized person
 - may provide assistance with or supervision of administration of medication
 - may provide skilled nursing services for limited purposes
- 123.005 – Community Home must provide: food, shelter, personal guidance, care, habilitation, and supervision to persons with disabilities who reside in the home
- 123.006 – Community Home must not house more than six persons with disabilities and two supervisors at the same time, regardless of relationship
- 123.007 – Community Home must “meet all applicable licensing requirements”
- 123.008 – A Community Home may not be established within one-half mile of an existing community home.
- 123.009 – The number of vehicles kept at the Community Home may not exceed the number of bedrooms in the home.

Required Fire Protection Systems for Community Homes.

Community Homes are listed as a Residential Group R-3 Occupancy in the 2018 International Fire code.

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*. Sprinkler system shall be monitored and tied into the fire alarm system.

Single or multiple-station smoke alarm shall be installed and maintained in Groups R-2, R-3, R-4 and I-I regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements.

What is a Residential Group R-3

Residential Group R-3. residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as a Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (non transient) with 16 or fewer occupants

Boarding houses (non transient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guestrooms and 10 or fewer occupants

[BG] Lodging houses. Owner-occupied lodging houses with five or fewer guestrooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the *International Residential Code*.

If you have any additional question please contact the Cedar Hill Fire Marshal Office 972-291-1011