



**CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 10/22/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 22, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amending Sections 86-1 Definitions and 86-97 Low Density Residence District.
Background Information:	<p>In the last several months several inquiries were made about the opening of “sober homes” in town, and one is already in existence. The State of Minnesota has recently passed a law that added a definition for them and certain requirements. However, sober homes are not state licensed facilities, unlike group homes and other residential programs. In reality, this means that a “sober home” is just a rental property where several unrelated adults live. Since the City has removed a limit on the number of such unrelated adults in a rental unit, the only limit left is the maximum number of people (two) per bedroom from the current City Housing Code.</p> <p>In staff’s view, “sober homes” are, for all practical purposes, residential facilities and should be treated as such. Proposed Ordinance changes make sure that no more than six people will be living in a single-family house if it becomes a “sober home.” Residential facilities serving six or fewer individuals are required by State Statutes to be a permitted use in single family residence districts. Since there is some movement to introduce licensing for “sober homes” on the state level, this change will be in line if this happens.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommends the recommendation to the City Council approving the revisions amending Sections 86-1 Definitions and 86-97 Low density residence district to consider “sober homes” as recommended by staff.