



County of San Diego, Planning & Development Services
**SPECIALIZED HOUSING -
SUPPORTIVE AND TRANSITIONAL
ZONING DIVISION**

Supportive Housing

Supportive Housing in its broadest definition is housing linked with social services tailored to the needs of the population being housed. Supportive services can be either on-site or off-site. Typically, supportive housing is permanent housing.

Transitional Housing

Transitional Housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing offers case management and support services to return people to independent living, usually between 6 and 24 months. Transitional housing usually has a term of tenancy up to two years, preparing an individual or family for permanent housing.

Zoning

Transitional or supportive housing that functions as a regular rental apartment project with individual kitchens is permitted as a multi-family residential use in zones: **RM, RV, RU, RC, C31** and **C34** zones and with a **Major Use Permit** in **C36, C37, A70,** and **A72** zones.

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For six or fewer persons, a transitional or supportive housing project that does not require a state care license would be considered a residential use and is allowed in all residential and agricultural zones.

For seven or more, a transitional or supportive housing project that does not require a state care license and does not have individual kitchens would be considered group residential housing. Group residential housing is allowed in **RU, RC, C31,** and **C34** zones and with a **Major Use Permit** in **RR, RRO, C36, C37, A70,** and **A72** zones.

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For six or fewer persons, a transitional or supportive housing project that requires state community care licensing would be considered a family care home. A family care home is considered a residential use that is allowed in all residential and agricultural zones provided that no other family care home or group care facility is located within 300 feet. This distance requirement does not apply to residential care facilities for the elderly.

For seven or more persons, a transitional or supportive housing project that requires a state license would be considered a group care facility which is allowed in zones **RC, C31, C34, C35, C36, C37,** and **C46,** and with a **Major Use Permit** in all other residential and agricultural zones except **RRO.**

SINGLE ROOM OCCUPANCY

Single-room occupancy units take the form of multi-family or group housing for very low-income persons. The typical unit consists of a single furnished room and may rely on shared bath and/or kitchen facilities.

If the individual unit does not include a kitchen, the project would be permitted as a group residential use in zones **RU, RC, C31,** and **C34** and with a **Major Use Permit** in zones **RR, RRO, C36, C37, A70,** and **A72.**

If the individual unit includes a kitchen, the project would be permitted as a multi-family residential use in **RM, RV, RU, RC, C31,** and **C34** zones and with a **Major Use Permit** in **C36, C37, A70,** and **A72** zones.

EMERGENCY SHELTER

An emergency shelter is a facility that provides shelter to homeless individuals and families on a short-term basis. Emergency shelters are allowed as a by-right use in zones **M50, M52, M54** and **M58.**

NOTE: Other zoning and development requirements may apply. Please contact the County of San Diego Zoning Counter at (888) 267-8770 for parcel-specific information.

For information on state licensing requirements, please contact the Department of Social Services – Community Care Licensing Division at (619) 767-2300.

Specialized Housing

CLASSIFICATION

Units with Individual Kitchens
 Units without Individual Kitchens:
 • State License Required and <7 Residents
 • State License Required
 • State License Required and <7 Residents
 • State License Not Required and <7 Residents
 Units with Individual Kitchens
 Units without Individual Kitchens:
 • and <7 Residents
 Emergency Shelter

SUPPORTIVE OR TRANSITIONAL HOUSING						SINGLE ROOM OCCUPANCY				EMERGENCY SHELTERS		USE REGULATIONS
Multi-Family Attached	Family Care	Group Care	Single Family	Group Residential	Multi-Family Attached	Single-Family/Boarding	Group Residential	Transient Habitation	Emergency Shelter			
											Residential	
		M	●					●			RS Single-Family Residential	
		M	●					●			RD Duplex/Two-Family Residential	
●		M	●		●			●			RM Multi-Family Residential	
●		M	●		●			●			RV Variable Family Residential	
●	●	M	●	●	●			●	●		RU Urban Residential	
●	●	●	●	●	●			●	●	m	RC Residential-Commercial	
		M	●	M				●			RR Rural Residential	
			●	M				●			RRO* Recreation-Oriented Residential	
											Commercial	
●	●	●		●	●			●			C31 Residential/Office Professional	
●	●	●		●	●			●	●		C34* Gen. Commercial/Residential	
		●							●		C35 Gen. Comm./Ltd. Residential	
M	M			M	M			M	●		C36 General Commercial	
M	M	●		M	M			M	●		C37 Heavy Commercial	
									●		C40 Rural Commercial	
									●		C42* Visitor Serving Commercial	
									●		C44 Freeway Commercial	
		●									C46* Medical Center	
											Industrial	
										●	M50 Basic Industrial	
										●	M52 Limited Impact Industrial	
										●	M54 General Impact Industrial	
										●	M58 High Impact Industrial	
											Agriculture	
M		M	M	●	M	M		●	M		A70 Limited Agriculture	
M		M	M	●	M	M		●	M		A72 General Agriculture	

NOTE: Other zoning and development requirements may apply.
 Please contact the County of San Diego Zoning Counter at (888) 267-8770 for parcel-specific information.

- Permitted
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- * May be subject to Site Plan Approval