

quality of life of their community. They are part of the solution to Parkside's neighborhood problems.

Foundation House's households are just as much families engaged in housekeeping as those of a more traditional nature. They function just as other more traditional families do, allocating among themselves responsibility for the housekeeping and holding each other accountable for their shared contributions to the functioning of the household. The residents of 40 Deering are all actively engaged in work, enrolled in school, or participating in substantial volunteer activities at least 20 hours per week. This positive engagement in the community by 40 Deering residents is separate from their participation in Foundation House program activities outside the house.

Sec. 14-47 includes the following relevant definitions (emphasis added)¹:

"Dwelling Unit: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit."

"Family: No more than sixteen (16) individuals living together in a dwelling unit as a single nonprofit housekeeping unit. A group occupying a hotel, fraternity house or sorority house shall not be considered as a family. The family may include necessary servants."

"Lodging House: A house, building or portion thereof containing two (2) or more rooming units and providing such units, with or without meals, to individuals on not less than a weekly or monthly basis for compensation. A lodging house, except for lodging houses located in the IR-2, IR-3 and I-B zones, shall contain a common area for use by all residents, including a kitchen. A kitchen need not be available as part of the common areas where all meals are provide on a daily basis. . . ."

"Rooming unit: A room or suite of rooms in a house, building or portion thereof rented as living and sleeping quarters, but without full kitchens or bathrooms. In a suite of rooms, each room which provides sleeping accommodations shall be counted as one (1) rooming unit for the purpose of this article. Each rooming unit in a lodging house shall have kitchen privileges unless all meals are provided on a daily basis. There shall be no more than two (2) persons residing in each rooming unit."

The residents of 40 Deering comprise a "housekeeping unit" in every meaningful sense of the word. None of the bedrooms are lockable, because openness and accountability to one another are critical to how the entire household works. The residents of 40 Deering do not simply rent a room to

¹ I have not analyzed at length here the Ordinance definition of "handicapped family unit" or "handicap" which arguably might also apply. However, my view is that those definitions do not fit as well as "single-family dwelling" because Foundation House's counseling programming is conducted off site and there is no program manager who resides at 40 Deering.