

Group Living Code Amendment

55+/Adult/Elder Care Problem Statement

Overview

This document outlines problems identified with the Denver Zoning Code (DZC)'s regulations for emerging trends in group living. They include problems identified by a committee of design professionals, developers, service providers, clients, "Tiny Home Village" advocates, neighborhood representatives, and by city staff

Committee Goals

A subcommittee of the Group Living Advisory Committee collaboratively developed and agreed to a series of goals for adult and elder care uses. These goals served as a lens through which clarity and enhancements to the Denver Zoning Code may be suggested:

1. Increase the number of unrelated adults allowed to live together.
2. Promote intergenerational and other innovative or atypical living arrangements.
3. Explore parking reductions for adult and elder residential uses where demand may be considerably lower than required supply.
4. Alignment of regulations between the Denver Zoning Code and local, State and Federal Departments of Health while continuing our adherence to the Federal Fair Housing Act.
5. Support naturally occurring retirement communities while avoiding over-concentrations within any given neighborhood.

Draft problems identified in the Denver Zoning Code

Potential issues with the Code identified by the Group Living Advisory Committee are listed below. They are further detailed in the full Problem Statement document, available at www.denvergov.org/groupliving.

1. Zoning restricts the number of unrelated individuals who can live together under the definition of "Household Living," which reduces opportunities for intergenerational living and other desired uses.
2. Vehicle parking requirements for assisted living facilities exceed the vehicle parking demand.
3. The Denver Zoning Code stipulates that all Assisted Living Facilities in Single-Unit and Two-Unit neighborhoods should be regulated as Large Residential Care facilities, which has led to inconsistencies in permitting and data collection.

Examples: Parking, Intergenerational Living

Parking Requirements

- Exceed demand for non-driving residents

Intergenerational Living

- Limited by Household Size requirements

