Why is CPD proposing these changes?

- **Implementing Adopted City Goals**
  - Equitable, affordable and inclusive housing for all
  - Pursuing a more equitable approach for locating residential care uses

- **Addressing identified problems with the Denver Zoning Code**
  - Outdated or unclear language
  - Regulations that prohibit needed residential care facilities or keep people from seeking flexible housing options
  - Unpredictable permitting and notification requirements

- **Emergent Needs**
  - The issues being addressed by this project have become even more urgent in the wake of the pandemic, job losses that are leading to a wave of evictions, the forthcoming loss of our existing community corrections resources, and our country’s long-overdue awakening to issues of equity.
“Equity means everyone, regardless of who they are or where they are from, has the opportunity to thrive. Where there is equity, a person’s identity does not determine their outcome”

- Improve access to opportunity
  - Flexible housing in “complete” neighborhoods
  - Make neighborhoods accessible to people of all ages and abilities
- Reduce vulnerability to displacement
  - Allow people to live with “chosen” family or share housing.
  - Avoid incentivizing investor acquisition of houses
  - Increase housing options for Denver’s most vulnerable populations
- Expand Housing and Jobs Diversity
  - Support housing as a continuum to serve residents across a range of incomes, ages and needs
  - Allow more unrelated people to live as a housekeeping unit in any home
  - Expand places where residential care providers can serve Denver’s most vulnerable residents
Equity: Household Regulations and the definition of “family”

Single-Unit (“Detached”) house regulations have grown more restrictive over time...

1925: “any number of individuals living together in a single housekeeping unit, and doing their cooking on the premises.”
  - When Denver first adopted zoning in, the city did not regulate who could live in a house.

1954: “one individual or group of two (2) or more persons related by blood or marriage living together as a single housekeeping unit and doing their cooking on the premises as distinguished from a group occupying a boarding house, lodging house…”
  - By 1954, that language had evolved to prohibit unrelated people, including LGBTQ and interracial couples, who were not legally allowed to marry in Colorado at this time.
Equity: Household Regulations and the definition of “family”

Single-Unit (“Detached”) house regulations have grown more restrictive over time (cont.)...

1968: “husband, wife, mother, father, grandmother, grandfather, son, daughter, sister, brother, stepson, stepdaughter, stepsister, stepbrother, stepmother, stepfather, grandson, granddaughter, mother-in-law, father-in-law, brother-in-law, sister-in-law, daughter-in-law, son-in-law, uncle, aunt, nephew, or niece, plus domestic servants employed for services on the premises”

- By the late 1960s, zoning was even more specific about who can be considered a “family”

1989: “A husband and wife or 2 or Fewer Unrelated Individuals,” with other relatives.

- This vote toward more inclusive housing just barely passed - City Council voted 7 to 6 to permit two unrelated people for the first time since the 1950s

2018: “Two Partners or Two Unrelated Adults,” with other relatives from the existing list

- Updated in 2018 to be gender-neutral
Equity: Household Regulations and the definition of “family”

...While multi-unit regulations have remained less restrictive.

1925: “any number of individuals living together in a single housekeeping unit, and doing their cooking on the premises.”
  • When Denver first adopted zoning, the city did not regulate who could live in a house.

1954: “5 or fewer unrelated individuals,” plus relatives to each (reduced to 4 in 1982).
  • By 1954, zoning only permitted people who were related to each other to live together in single unit houses, while multi-unit houses (duplexes, apartments, condominiums), typically smaller units in denser areas of the city, were permitted to house more unrelated adults.
  • Redlining practices pushed rental units in Black and brown neighborhoods
  • Today, Black and Latinx neighborhoods account for 72% of Denver households with 5 or more adults.
Equity: Household Regulations and the definition of “family”

Where can non-traditional families, families sharing housing or unrelated people who choose to live together live legally?

- Approximately **340,000** households in Denver
  - ~134,000 households (about 39%) live in single-unit (typical detached) houses
    - Average House Size: 1,600 ft²
  - ~140,000 apartments
    - Average Apartment Size: 842 ft²
  - ~66,000 duplexes, condominiums and other types of housing

- Approximately **77%** of land in Denver is zoned for single-unit residential uses.

**Household Size in Denver**

- Average Denver Household Size: 2.31 people
- Number of houses with 6 or more adults: 2%
- Percent of those households that are Black or Latinx: 80%
Equity: Residential Care and exclusion of populations

How does the Zoning Code exclude populations and services?

• Restricts uses deemed “undesirable” to locations adjacent to and within neighborhoods that were predominately non-white when these codes were initially written.

• Distant from transit, jobs, parks, groceries and services

• Arbitrary spacing and buffering requirements

• Permitting requirements that don’t work in practice, like oversight committees

• Current notification and permit process procedures like Zoning Permit with Informational Notice (or ZPIN) favor neighborhoods with most resources

Areas where Community Corrections facilities could currently be established
Summary of proposed changes:

• Consolidate all uses where care is provided into a single use type, Residential Care, and regulate by size, with spacing and density limitations for larger facilities.
• Allow all residential care uses in more places.
• Require community meeting prior to permit application for larger Residential Care facilities.
• Allow more unrelated people to live as part of a household (in conventional dwelling units) while clarifying that rent-by-the-room configurations are only permitted in zone districts where higher-intensity residential uses like apartments are allowed.
• Create a new Congregate Living use, permitted in higher-intensity zone districts, that allows uses like dormitories, rooming and boarding and tiny home villages where residents may share facilities like kitchens, bathrooms and gathering areas.
Role of the Zoning Code

- Govern appropriate use of private land
  - Zone Districts (areas of the city) where certain uses are permitted
  - Transitions and spacing between use

- Building form and site design
  - Pedestrian access
  - Location of parking
  - Structure size, height, transparency
Other regulations that govern land use

- Standards for housing
- Maintenance of structures and yards
- Use of public right-of-way (parking, etc.)
- Operation of halfway houses, rooming houses, etc.

Revised Municipal Code (DRMC)

Building and Fire Codes

Use-specific regulations

Zoning Code

- Fire suppression and alarm requirements for houses, apartments and residential facilities,
- Safe access and egress (escape path) from rooms where people sleep
- Minimum sizes for habitable rooms and spaces
- Energy efficiency and structural requirements
CURRENT org-chart breakdown of Primary Residential Uses

Household Living

- Single-Unit use = 2 unrelated adults
- Unlimited relatives

Multi-Unit use = 4 unrelated adults
- Unlimited relatives

Residential Care
- Large
  - Shelter for the Homeless (Any Size)
  - Community Corrections (Any Size)
  - Special Care (9+)
  - Transitional Housing (any size)
- Small
  - Assisted Living (≤8)
  - Special Care (≤8)

Group Living

- Rooming and Boarding
- Assisted Living 9+
- Nursing/Hospice
- Housing for 55+
- Student Housing

Other Group Living uses

(-9)
### Proposed org-chart breakdown for Primary Residential Uses

<table>
<thead>
<tr>
<th><strong>Household Living</strong></th>
<th><strong>Congregate Living</strong></th>
<th><strong>Residential Care</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Up to 5 unrelated adults living as a single, non-profit housekeeping unit</strong></td>
<td><strong>Housing for more people than would be permitted in a household</strong></td>
<td><strong>On-premises treatment, custodial supervision, emergency shelter, protective oversight or assistance required as a condition of residency</strong></td>
</tr>
<tr>
<td><strong>Provisions for more adults in larger homes</strong></td>
<td><strong>Not living as a single housekeeping unit</strong></td>
<td><strong>Temporary to permanent residency</strong></td>
</tr>
<tr>
<td><strong>Unlimited relatives</strong></td>
<td><strong>May have shared cooking, bathroom and common areas</strong></td>
<td><strong>Examples:</strong></td>
</tr>
<tr>
<td><strong>Permanent residency</strong></td>
<td><strong>Permanet residency</strong></td>
<td><strong>Shelters</strong></td>
</tr>
</tbody>
</table>

**Examples:**
- Conventional Housekeeping units of related people or groups of people who choose to live together
- Cooperative Housing
- Multigenerational housing
- Some types of sober living

**Examples:**
- Rooming and Boarding
- Dormitory or Student Housing
- Permanent Tiny Home Village
- Single-Room Occupancy Housing
- On-premises treatment, custodial supervision, emergency shelter, protective oversight or assistance required as a condition of residency
- Temporary to permanent residency

**Examples:**
- Shelters
- Some types of sober living
- Community Corrections and Halfway Houses
- Solutions/Navigation Centers with residential component
- Assisted Living
- Nursing home or hospice
- Transitional Housing
Current

• Single-Unit use (typical detached house): 2 partners or unrelated adults, unlimited family members of any age

• No off-street parking requirements

• Two- or multi-unit use (duplex, apartment, etc.): 4 unrelated adults, unlimited family members of any age (from same list).

• Minimum off-street parking requirements

Proposed

• Up to 5 adults of any relationship, with unlimited relatives to each, in any dwelling unit

• Provisions for more unrelated adults in larger dwelling units, to a maximum of 10

• Minimum off-street parking requirements for larger households in single-unit uses.

• Prohibit rent-by-the-room configurations in low-intensity residential zones
## Household Regulation Details: Unrelated Adults and Parking

<table>
<thead>
<tr>
<th>Dwelling Unit Size (square feet of finished floor area)</th>
<th>Unrelated adults permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 1,800</td>
<td>5 adults</td>
</tr>
<tr>
<td>1,800 to 1,999</td>
<td>6 adults</td>
</tr>
<tr>
<td>2,000 to 2,199</td>
<td>7 adults</td>
</tr>
<tr>
<td>2,200 to 2,399</td>
<td>8 adults</td>
</tr>
<tr>
<td>2,400 to 2,599</td>
<td>9 adults</td>
</tr>
<tr>
<td>2,600 or more</td>
<td>10 adults</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Context</th>
<th>Parking required for single-unit dwelling Use with 6 or more adult residents (note: bicycle parking is not required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban</td>
<td>2 vehicle spaces</td>
</tr>
<tr>
<td>Urban Edge</td>
<td>2 vehicle spaces</td>
</tr>
<tr>
<td>Urban</td>
<td>1 vehicle spaces</td>
</tr>
<tr>
<td>General Urban</td>
<td>1 vehicle space</td>
</tr>
<tr>
<td>Urban Center</td>
<td>0 vehicle spaces CCN only: 1 vehicle space</td>
</tr>
<tr>
<td>Downtown</td>
<td>0 vehicle spaces</td>
</tr>
<tr>
<td>I (where applicable)</td>
<td>1 vehicle space</td>
</tr>
<tr>
<td>CMP (where permitted)</td>
<td>0 vehicle spaces</td>
</tr>
<tr>
<td>Master Planned</td>
<td>1 vehicle space</td>
</tr>
</tbody>
</table>
Non-Profit Housekeeping Unit.
A household comprised of people who live together as a family or as the
functional equivalent of a family, and who share household activities and
responsibilities, such as meals, chores, rent, and expenses. The choice of
specific adults comprising the single non-profit housekeeping unit is
determined by the members of such housekeeping unit rather than by a
landlord, property manager, or other third party. Members of a single non-
profit housekeeping unit are not required to seek services or care of any
type as a condition of residency. All adult residents jointly occupy the entire
premises of the dwelling unit.
A non-profit housekeeping unit shall be comprised of up to 5 unrelated adults, plus additional adults per the table below, and any persons related to each unrelated adult by blood, marriage, civil union, committed partnership, adoption, or documented responsibility (such as foster care or guardianship)
Proposed Congregate Living Regulations

• Congregate Living would be defined as any use where residents don’t live in a self-contained dwelling unit, or who live in a conventional dwelling unit but do not have access to the entire dwelling, are on separate leases or exceed the number of adults permitted in a Household. Residents are not required to seek care or services as a condition of residency.

• This use includes, but is not limited to:
  o Rooming and boarding houses
  o Dormitories and other student housing
  o Tiny Home Villages
  o Single-room occupancy (SRO) housing

• As is currently the case for Rooming and Boarding Houses, dormitories and other uses currently identified in the code, Congregate Living would be permitted in zone districts that allow higher-intensity multi-unit housing, including:
  o Multi-Unit (MU)
  o Mixed Use (MX)
  o Main Street (MS)
  o Campus (CMP)
Congregate Living Parking Requirements:

- Vehicle: 1 space/1,000 square feet of gross floor area (GFA) in most districts; .5/1,000 sf GFA in Urban Center, 0 in most Downtown districts.

- Bicycle: 1/4,000’ GFA (D, descending thereafter)

Example: An Co-living development in the Urban Neighborhood Context with a building square footage of 25,000 (including shared living areas, bathrooms, community space.) serving 100 residents: **25 spaces**
What would change? Current & Proposed Residential Care Regulations

Current

• **Small**: 8 or fewer guests
  o 6,000 square-foot min. lot size

• **Large**: 9 or more guests
  o Building construction date requirements in SU, TU and RH zone districts
  o Cap of 20 guests in SU, TU and RH districts
  o 6,000 square-foot min. lot size
  o Spacing and Density requirements

• **Shelters and Community Corrections**
  o Additional buffers required from other uses
  o Additional limits on permitted zone districts

Proposed

• **Type 1**: 10 or fewer guests, or up to 100 guests for no more than 130 days/year (an existing provision in the code)

• **Type 2**: 11 to 40 guests
  o 12,000 square-foot min. lot size in SU, TU, RH
    o Spacing requirements

• **Type 3**: 41 to 100 guests
  o Permitted only in higher-intensity zone districts
  o Spacing Requirements

• **Type 4**: 101+ guests
  o Permitted only in higher-intensity zone districts
  o Spacing and Density Requirements
## Proposed Residential Care Regulations

<table>
<thead>
<tr>
<th>Resid. Care Size</th>
<th>Type 1</th>
<th>Type 2</th>
<th>Type 3</th>
<th>Type 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Guests</td>
<td>10 or fewer (365 days/year) or up to 100 for no more than 130 days/year</td>
<td>11-40</td>
<td>41-100</td>
<td>101+</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>NA</td>
<td>12,000 square feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>
| Permitted Zone Districts | All districts that permit residential uses | All districts that permit residential uses | • Higher-intensity zone districts that permit apartments, commercial uses, etc.  
• Not permitted in single-unit, two-unit or rowhome districts | • Highest-intensity zone districts that permit apartments, commercial uses, etc.  
• Not permitted in single-unit, two-unit or rowhome districts, or in lower-intensity multi-unit districts |
| Spacing Requirements | NA                                          | • 1,200’ between facilities in single-unit, two-unit and rowhome districts when lot has not previously been used for a Civic, Public or Institutional Primary Use | • 1,200’ between Type 3 and Type 4 facilities in medium-intensity districts like multi-unit.  
• 600’ between Type 3 and Type 4 facilities in high-intensity districts like Urban Center  
• 400’ between Type 3 and Type 4 facilities in some Downtown districts | • 1,200’ between Type 3 and Type 4 in medium-intensity districts like multi-unit.  
• 600’ between Type 3 and Type 4 in high-intensity districts like Urban Center  
• 400’ between Type 3 and Type 4 in some Downtown districts |
| Density Requirements  | NA                                          | NA     | NA            | No more than 3 Type 3 and Type 4 facilities within 1 mile of a proposed Type 4 Residential Care Facility |
| Community Information Meeting | Not required | Required in SU, TU, RH districts | Required | Required |
Residential Care Parking Requirements:

- Vehicle: .5 spaces per 1,000 square feet of gross floor area (GFA) in most districts. .25/1,000 sf GFA in Urban Center. 0 in most Downtown districts.
- Bicycle: 1/8,000’ GFA (Downtown, and descending thereafter)

Example: An Assisted Living Facility in the Urban Neighborhood Context with a building square footage of 25,000 (including a welcome center, community rooms, kitchens, etc.): **13 vehicle spaces.**
Details: Community Information Meeting

- Staff provides Community Information Meeting
- Applicant notifies and holds meeting for neighbors
- May enter into private agreements (Good Neighbor, etc.)
- Applicant provides record of meeting and any applicable commitments or agreements
- Some commitments may be conditions of zoning permit
<table>
<thead>
<tr>
<th>Date Range</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2018 – May 2020</td>
<td>36 Group Living Advisory Committee meetings to define problem, identify and refine possible solutions. All meetings open to the public. Additional details and meeting summaries can be reviewed at <a href="http://www.denvergov.org/groupliving">www.denvergov.org/groupliving</a>.</td>
</tr>
<tr>
<td>March 2018 – present (ongoing)</td>
<td>46 public meetings and presentations to Registered Neighborhood Organizations, Inter-Neighborhood Cooperation (INC) and other community groups</td>
</tr>
<tr>
<td>August 14, 2018</td>
<td>Public open house held to review and discuss problem statements and seek public input</td>
</tr>
<tr>
<td>February 29, 2020</td>
<td>Planning Board Informational Item</td>
</tr>
<tr>
<td>February 11, 22, and 26, and March 4, 2020</td>
<td>Four public open houses in locations around the city to present proposed amendments, answer questions, and receive feedback</td>
</tr>
<tr>
<td>July 29, 2020</td>
<td>Planning Board informational item</td>
</tr>
<tr>
<td>August 3, 2020</td>
<td>CPD written notice of the Planning Board public hearing sent to all members of City Council and registered neighborhood organizations</td>
</tr>
</tbody>
</table>
Outreach and Project Awareness

- 5 citywide community workshops attended by nearly 1,000 people
- 36 meetings with RNOs and other community organizations throughout the city
- 36 public meetings of the Group Living Advisory Committee and its subcommittees.
  - The committee had over 40 members representing stakeholders throughout Denver, including multiple RNOs across Denver and INC.
- 5 visits by the GLAC to community corrections facilities, shelters and other relevant group living sites
- Over 550 individual emails/comments received from the public and RNOs in 2020 alone and used to develop and revise our proposal
- 18 newsletters to promote group living public events and keep people updated as the project progressed.
- A dozen stories in traditional media outlets
List of presentations made

2018
1. Uptown Design Forum: Tue, May 29, 5:30 p.m.
2. Swallow Hill Neighborhood Association: Wed, July 18, 6:30 p.m.
3. Redline Denver: Tue, Oct. 9, 9 a.m.
4. Denver Commission on Cultural Affairs: Wed, Jul 10, 2 p.m.
5. Public Open House (Problem Statements): McNichols Civic Center Building, Tuesday, August 14, 2018, 5:30 p.m.

2019
6. Denver Homelessness and Housing Work Group: Mon, Feb. 4, 2:30 p.m.
7. Rocky Mountain Land Use Institute: Thur. March 7, 2:30 p.m.
8. Congregation Land Campaign: Tue., March 12, 1:30 p.m.
9. Colorado Coalition for the Homeless: Tue., April 16, 1 p.m.
10. Denver Homeless Leadership Council: Tue, Aug. 20, 3 p.m.
11. INC Zoning and Planning: Sat, June 1, 9:30 a.m.
12. Chaffee Park RNO: Mon., June 10, 6:30 p.m. (Group Living and ADU discussion)
13. Colorado Health Symposium: Tue., July 17, 2 p.m.
14. Old San Rafael Neighborhood RNO: Tue., Sept. 10, 6 p.m.
15. Greater Capitol Hill RNO: Wed, Oct. 9, 6 p.m.
16. Dept. of Safety Community Corrections Advisory Group Mtg #1: Thur, Oct 10, 5:30 p.m.
17. Anti-Displacement Policy Network: Thur, Oct. 17, 2:30 p.m.
18. Dept. of Safety Community Corrections Advisory Group Mgt #2: Thur, Oct. 24, 5:30 p.m.
20. Capitol Hill United Neighbors: Wed, Nov. 13, 6:30 p.m.
2020
21. Greater Park Hill CC: Thur, Jan 2, 6:30 p.m.
22. University Neighborhood RNO: Thur, Jan 9, 6 p.m.
23. West Area Plan Housing Resource Fair: Tue, Jan 14, 5:30 p.m.
24. Lowry Neighborhood: Wed, Jan 15, 6:30 p.m.
25. Cook Park RNO: Tue Jan 21, 6:30 p.m.
26. University Park RNO: Wed, Feb 5, 7 p.m.
27. Montbello 2020 RNO: Thur, Feb 6, 6 p.m.
28. INC Delegates: Sat. Feb 8, 10 a.m.
29. Public Open House (Proposed Amendments): Tuesday, Feb. 11, 6 p.m., Bruce Randolph Elementary School
30. East Colfax RNO: Tue, Feb 18, 6:30 p.m.
31. District 11 Town Hall (GVR): Thur, Feb 20, 5 p.m.
32. South Mar Lee, Brentwood and Sharon Park Neighbors: Thur, Feb. 20, 6 p.m.
33. Public Open House (Proposed Amendments): Saturday, Feb. 22, 9 a.m., Goldrick Elementary School
34. Public Open House (Proposed Amendments): Wednesday, Feb. 26, 6 p.m., Hebrew Educational Alliance
35. Public Open House (Proposed Amendments): Wednesday, March 4, 6 p.m., Scheitler Recreation Center
36. Denver Metro Association of Realtors: Fri., March 6, 10 a.m.
37. Cherry Creek East: Wed, April 29, 5 p.m.
38. Cherry Creek North: Tue, May 19, 6:30 p.m.
39. Miller Park RNO: Thu, May 28, 5:30 p.m.
40. Winston Downs: Tuesday, June 9, 7 p.m.
41. Capitol Hill United Neighbors: Thursday, June 18, 6 p.m.
42. Country Club HNA: Tuesday, July 14, 5:30 p.m.
43. Montbello 2020: Tuesday, July 21, 5 p.m.
44. East Colfax Neighborhood Association: Tuesday, July 21, 6:30 p.m.
45. Cranmer Park/Hilltop Neighborhood Association: Wednesday, July 22, 5:30 p.m.
46. University Park Community Coalition: Tuesday, August 4, 5:45 p.m.
47. Berkeley Regis United Neighbors, Tuesday, August 18, 6:45 p.m.
Neighborhood Outreach

- 13 topic-specific newsletters and 8 general newsletters with Group Living project content sent to all Council Members and RNOs between **Feb 2018 and August 2020**
- Staff presentations offered to all RNOs in Spring 2020
- 25 RNO presentations (upon invitation)
- Group Living Advisory Committee representation from 8 RNOs and Inter-Neighborhood Cooperation

![Map of Neighborhood Outreach]

- Public Open House
- RNO Meeting Presentation
- GLAC Representative
- Meeting or Site Visit
Community Feedback

- More than 2,000 comments received since Feb 2020.
- Approximately 1,000 written comments on final proposals.
- Opinions expressed to date have been evenly divided.
  - Citizen-led Petitions and surveys
- Members of more than 20 Registered Neighborhood Organizations have voted to oppose these changes, including:
  - Lowry, Montbello, Cherry Creek, Country Club, Cranmer Park/Hilltop Civic Association, Country Club
- Some Registered Neighborhood Organizations, and many other community groups support, including:
  - Baker, Curtis Park, Chaffee Park, Capitol Hill United Neighbors
  - Denver Classroom Teachers Association; CO Center on Law and Policy, Interfaith Alliance of Colorado, East Colfax Community Collective
Support for proposed amendments

• **Social Justice:**
  - Moving away from exclusionary zoning practices
  - Equitable distribution of residential care throughout the city
  - Access to services, transit and community

• **Affordability:**
  - Sharing housing costs

• **Innovation:**
  - Cooperative Housing
  - Continuum of residential care and housing types on one site
  - Evolving models of residential care and housing

• **Personal choice and property rights:**
  - Surprise that Denver restricts who can live together
Concerns Raised

Household Size:
- Parking
- Maintenance
- Commercial “rent-by-the-room” uses and impact on property values
- Enforcement

Community Corrections uses in neighborhoods:
- Safety
- Property values

Responses to these concerns

- Changes to original proposal
- New off-street vehicle parking requirement for larger households.
- Strengthened definition language to clarify “non-profit household”
- Existing regulations on lawn parking, work trucks, etc. would not change

- Consistent with overarching project goal of expanding available sites
- Zoning for future of service model evolution
- Dept of Safety requirement
Concerns Raised (cont.)

Spacing for smallest Residential Care uses
• Concentration of facilities

Larger Residential Care Uses in Single-unit neighborhoods
• Safety

General property value impacts
• Proximity of residential care uses
• Perception of rental units

Responses to these concerns:
• Smallest facilities do not currently require spacing (those serving 11 or more guests do).
• Goals include removing barriers to distributed, smaller-scale facilities as alternative to large facilities that concentrate populations.
• These uses are a small fraction of all residences in Denver (~75 small residential care/transitional housing facilities, vs. ~380,000 total households)
• Non-zoning safety/security requirements
• Studies have found that residential care uses do not significantly impact property values
• Ensuring housing of all types
Concerns Raised (cont.)

Advisory Committee makeup
• Inclusion of provider representatives

Project Scope
• Household and Residential Care updates in single amendment

Responses to these concerns:
• Objective: broad range of perspectives and lived experiences to help us develop forward-thinking and fair zoning codes.
• Multiple RNO/neighborhood representatives
• City Council participation
• Public events sought broader perspectives
• GLAC process open to public, detailed records available

• Goal: simplify complicated, highly-interrelated regulations
• Relationship between different types of residential uses
• Holistic approach to housing of all types
## Changes made in response to community input, May 2020

<table>
<thead>
<tr>
<th>Zoning Regulation</th>
<th>Current Provisions</th>
<th>Original Amendment Approach (From Feb. 2020 Proposals)</th>
<th>Updated Approach (as proposed to Planning Board)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unrelated Adults in a Household</strong></td>
<td>• 2 (detached house)</td>
<td>• 8 adults (of any relationship) in any dwelling unit up to 1,600 ft²</td>
<td>• 5 unrelated adults in any dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>• 4 (duplex, condo, apartment, etc.)</td>
<td>• Additional adults for every 200 additional ft².</td>
<td>• Additional unrelated adults for every 200 ft² over 1,600 ft².</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• No maximum.</td>
<td>• Maximum of 10</td>
</tr>
<tr>
<td><strong>Permitted (adult) relatives in a Household</strong></td>
<td>• Unlimited relatives to each permitted unrelated adult</td>
<td>• Total adults regulated by size, with no limit in larger houses.</td>
<td>• Unlimited</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ex: 3,500 ft² house: 17 adults (of any relationship) permitted</td>
<td>• Ex: 3,500 ft² house: 10 unrelated adults permitted, with unlimited relatives to each permitted unrelated adult.</td>
</tr>
<tr>
<td><strong>Off-street parking for detached houses</strong></td>
<td>• No requirement</td>
<td>• No requirement</td>
<td>• 1 to 2 off-street vehicle spaces required for households with 6 or more adults (of any relationship).</td>
</tr>
<tr>
<td></td>
<td>• Permitted vehicles: 1 per driver plus one per household, with no limit.</td>
<td>• Permitted vehicles: 1 per driver plus one per household, with no limit.</td>
<td>• Maximum 6 vehicles on a zone lot per dwelling unit.</td>
</tr>
<tr>
<td><strong>Residential Care Uses in low-intensity residential zone districts (single-unit, two-unit, row-house)</strong></td>
<td>• Maximum of 20 guests</td>
<td>• Maximum of 40 guests</td>
<td>• Maximum of 40 guests</td>
</tr>
<tr>
<td></td>
<td>• Building constructed prior to 1993</td>
<td>• 1,200 feet of spacing required between facilities.</td>
<td>• Minimum 12,000 ft² lot size</td>
</tr>
<tr>
<td></td>
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<td>• 1,200 feet of spacing required between facilities.</td>
</tr>
</tbody>
</table>
Review Criteria (DZC Sec. 12.4.11)

1. Consistency with Adopted Plans
   • Comprehensive Plan 2040 (2019)
   • Blueprint Denver (2019)
   • Housing an Inclusive Denver (2018)

2. Public Health, Safety and Welfare

3. Uniformity of District Regulations and Restrictions
Comprehensive Plan

- Implements city policies for creation of complete range of housing option in every neighborhood
- Promotes programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing
- Helps ensure that city regulations enable a range of flexible housing options to meet the needs of all residents
- Expanded outreach, meeting requirement helps strengthen trust and communication between the city and all neighborhoods
- Renter outreach, community information meeting requirement helps improve the engagement and representation of all Denverites, including communities of color, in neighborhood groups and city processes
Blueprint Denver

• Ensures land use regulations “support modern and equitable approaches to housing options…”

• “…provide a more inclusive definition of households.”

• expands “the allowance of flexible and affordable housing types”

• Developed through “robust and inclusive community input process”
  o See slides 26-30 for process details
Blueprint Denver, continued

Equity Concepts

- Expands opportunities for flexible, affordable housing of all types, citywide.

- Enables providers to increase the range of affordable housing options so that people of all incomes can live where they have access to health care, food and other daily needs.

- Allows people to choose how they want to live, without fear that housing is in violation of zoning.

- Allows for creative new and re-emerging housing types like single-room occupancy, tiny home villages, co-living and other unconventional approaches, subject to existing building and safety regulations.
Housing an Inclusive Denver

- Implements policies and recommendations from all relevant adopted plans related to providing affordable, flexible housing; address homelessness; improve public outreach and provide public engagement opportunities.
Review Criteria (DZC Sec. 12.4.11)

1. Consistency with Adopted Plans
   - Comprehensive Plan 2040 (2019)
   - Blueprint Denver (2019)
   - Housing an Inclusive Denver (2018)

2. Public Health, Safety and Welfare
   - Furthers public health safety and welfare by implementing adopted policies for enabling affordable and flexible housing for all populations, and by creating more predictable, transparent city processes.

3. Uniformity of District Regulations and Restrictions
   - Will result in processes and regulations for residential uses that are uniform within each zone district in which they are allowed.
CPD Recommendation

Staff recommends that the Council adopt this text amendment, based on a finding that all review criteria have been met.