## Proposed Residential Care Permitted Districts and Use Limitations

**KEY:** ZP = Zoning Permit; CIM = Community Information Meeting

<table>
<thead>
<tr>
<th>USE TYPE</th>
<th>PROCESS</th>
<th>PERMITTED DISTRICTS</th>
<th>USE LIMITATION: SPACING &amp; LOCATION</th>
<th>USE LIMITATION: DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Care Large:</strong></td>
<td>ZP with CIM</td>
<td>Permitted in all zone districts, except the SU, TU, RH, MU (-2.5, -3, and -5), RX (-3 and -5), RO, MS/ MX-2x, MS/MX-2, MX-2A, OS-B, OS-A and OS-C zone districts.</td>
<td>Subject site for proposed use must be 1,200 feet from any existing Large or Medium facilities in MU (8+), and RX (8+) districts.</td>
<td>No more than three Large or Medium Residential Care within a one-mile radius of subject site for Large facility (including subject site). Additional Residential Care uses permitted on same zone lot.</td>
</tr>
<tr>
<td>101 and up</td>
<td></td>
<td></td>
<td>Subject site for proposed use must be 600 feet from any existing Large or Medium Residential Care Facility in D-AS, D-GT, CC, MX (8 stories or less) zone districts.</td>
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</tr>
<tr>
<td>10-day expansion permitted during emergencies</td>
<td></td>
<td></td>
<td>No spacing required in I-A, I-B, D-C, D-TD, D-CV, D-CPV and MX 12, 16 and 20 zone districts.</td>
<td></td>
</tr>
<tr>
<td>A facility intended to house up to 8 non-paroled individuals under correctional supervision shall have a formal, written agreement with the Denver Manager of Safety</td>
<td></td>
<td></td>
<td>Additional Residential Care uses permitted on same zone lot.</td>
<td></td>
</tr>
<tr>
<td><strong>Residential Care Medium:</strong></td>
<td>ZP with CIM</td>
<td>Permitted in all zone districts, except the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX-2A, OS-B, OS-A and OS-C zone districts.</td>
<td>Subject site must be 1,200 feet from any existing Large or Medium facilities in MU, RO and RX districts.</td>
<td>None</td>
</tr>
<tr>
<td>41 –100</td>
<td></td>
<td></td>
<td>Subject site must be 600 feet from any existing Large or Medium Residential Care Facility in CC, MX (8 stories or less) zone districts.</td>
<td></td>
</tr>
<tr>
<td>10-day expansion permitted during emergencies</td>
<td></td>
<td></td>
<td>No spacing required in I-A, I-B, D-C, D-TD, D-CV, D-CPV and MX 12, 16 and 20 zone districts.</td>
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<td>Additional Residential Care uses permitted on same zone lot.</td>
<td></td>
</tr>
<tr>
<td><strong>Residential Care Use Small:</strong></td>
<td>ZP with CIM in SU, TU, RH</td>
<td>Permitted in all zone districts, except the OS-B, OS and OS-C zone districts.</td>
<td>1,200 feet between facilities in SU, TU, RH only</td>
<td>None</td>
</tr>
<tr>
<td>9 –40 guests</td>
<td>ZP all others</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-day expansion permitted during emergencies</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Residential Care Very Small/Seasonal:</strong></td>
<td>ZP</td>
<td>Permitted in all zone districts, except <strong>I-A, I-B, AIO, OS-B, OS-A and OS-C</strong>.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Very Small Permanent</td>
<td></td>
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<td></td>
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<tr>
<td>8 or fewer guests (year-round)</td>
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<td></td>
</tr>
<tr>
<td>A facility intended to house up to 8 non-paroled individuals under correctional supervision shall have a formal, written agreement with the Denver Manager of Safety</td>
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</tr>
<tr>
<td>Seasonal Permanent</td>
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<tr>
<td>Up to 100 guests</td>
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<tr>
<td>Operation up to 130 days/year (non-consecutive)</td>
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</tr>
</tbody>
</table>

**KEY: ZP = Zoning Permit; CIM = Community Information Meeting**

- ZP = Zoning Permit
- CIM = Community Information Meeting
- SU = Single Unit
- TU = Two Unit
- RH = Rowhouse
- MU = Mixed Use
- MX-2 = Mixed Use - 2 Stories
- MS/MX-2 = Mixed Use - 2 Stories
- MX-2A = Mixed Use - 2 Stories A
- OS-B = Office/Service - 2 Stories B
- OS-A = Office/Service - 2 Stories A
- OS-C = Office/Service - 2 Stories C
- D-AS = Downtown - Aquatic Sports
- D-GT = Downtown - General Trade
- CC = Central City
- MX (8 stories or less) = Mixed Use (8 stories or less)
- D-C = Downtown - Commercial
- D-TD = Downtown - Trade
- D-C V = Downtown - Commercial V
- D-CPV = Downtown - Commercial Parked
- MX 12 = Mixed Use 12
- MX 16 = Mixed Use 16
- MX 20 = Mixed Use 20
- I-A = Industrial - Agriculture
- I-B = Industrial - Business
- AIO = Accessory Industrial
- OS-B = Office/Service - Business
- OS-A = Office/Service - Agriculture
- OS-C = Office/Service - Commercial
## Current Residential Uses Ranked by Permissiveness of Zoning:

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Permitted Zone Districts</th>
<th>Other Use Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Housing for 55+</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density in low-intensity zone districts</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>Allowed in nearly all zone districts</td>
<td>None (“institutionalization” language, no specific requirements)</td>
</tr>
<tr>
<td>Special Care Home, Small</td>
<td>Allowed in nearly all zone districts</td>
<td>None (“institutionalization” language, no specific requirements)</td>
</tr>
<tr>
<td>Nursing Home/Hospice</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Student Housing</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Rooming and Boarding House</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Special Care Home, Large</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density</td>
</tr>
<tr>
<td>Shelter for the Homeless</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density/Buffering/Bed Limits by City Council District</td>
</tr>
<tr>
<td>Community Corrections</td>
<td>Allowed in very few zone districts</td>
<td>Spacing/Density/Buffering</td>
</tr>
</tbody>
</table>

## Current “Org-Chart” Breakdown of Defined Residential Uses:

- **Household Living**
  - High-Unit use: 2 unrelated adults
  - Unlimited relatives

- **Group Living**
  - Other Group Living Uses

- **Residential Care**
  - Shelter for the Homeless
  - Community Corrections
  - Special Care (SH)
  - Transitional Housing
  - Assisted Living (SH)
  - Special Care (SH)

- **Large**
- **Small**
Residential Care Facilities: Proposed Zone Districts

All sizes of Residential Care uses permitted
- RO
- SU; TU; RH
- MM-3; -4; -5
- MX-3; -4; -5
- MU-8; -9+
- RX-8; -9+

Very Small, Small and Medium Residential Care Uses Permitted
- RO
- MU-2.5; -3; -5
- RX-3; -5

Very Small and Small Residential Care Uses Permitted
- -SU; -TU; -RH
- MU-2.5
- MS-2; -2x
- MX-2; -2A; -2x
- MS-3+
- MX-3+
- MU-8+
- RX-8+

Planned Unit Development (PUD): Residential Care, Community Corrections and similar uses may be permitted, if permitted by PUD base Zone Districts and specific regulations for each district.

Open Space Districts; No Residential Care Uses Permitted
- OS-A; OS-B; OS-C

Former Chapter 59 Zone Districts: Residential Care, Shelters, Community Corrections and other similar uses are regulated by Chapter 59, which will not be amended as part of this project.
Residential Care Facilities: Current Permitted Zone Districts

All sizes of Residential Care Facilities Permitted (Including Shelter for the Homeless and Community Corrections)
- I-A; I-B; I-MX
- D-C; D-TD; D-LD

All sizes of Residential Care Facilities Permitted (Except Community Corrections)
- All -CC; CCN-; M-: O-1
- MS-3+: MX-3+: RX-3+
- CMP (except H, H2 and ENT and NWC-R)
- D- (except LD and TD)

All sizes of Residential Care Facilities Permitted (Except Shelter for the Homeless and Community Corrections)
- MS-2; -2x
- MX-2; -2A; -2x
- CMP-H, -H2; -ENT

Residential Care Facilities serving up to 40 people Permitted
- All -RO
- MU-3+

Small Residential Care Facilities (serving 8 or fewer residents) except Shelter for the Homeless & Comm. Corrections Permitted;
- Residential Care Facilities except Shelter for the Homeless and Community Corrections serving up to 20 people Permitted in structures built before 1993.
- All -SU; -TU; -RH
- MU-2.5

Planned Unit Development (PUD): Residential Care, Community Corrections and similar uses may be permitted, if permitted by PUD base Zone Districts and specific regulations for each district.
- PUD

Open Space Districts; No Residential Care Uses Permitted
- OS-A; OS-B; OS-C

Former Chapter 59 Zone Districts: Residential Care, Shelters, Community Corrections and other similar uses are regulated by Chapter 59, which will not be amended as part of this project.
- All Former Chapter 59 Zone Districts
Residential Care Facilities: Proposed Permitted Zone Districts

Where Would Large Facilities Be Allowed?

Where Would Medium Facilities Be Allowed?

Where Would Small & Very Small Facilities Be Allowed?