

Assisted Living/55+ Housing

CURRENT CONDITIONS

Problems Identified:

- Zoning restrictions limit 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.
- Vehicle parking requirements for assisted living facilities exceed the vehicle parking demand.
- The Denver Zoning Code regulates Assisted Living Facilities and Large Residential Care Facilities based upon zone district contexts creating confusion for city staff.

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Parking Requirements
• Exceed demand for non-driving residents

Intergenerational Living
• Limited by Household Size requirements



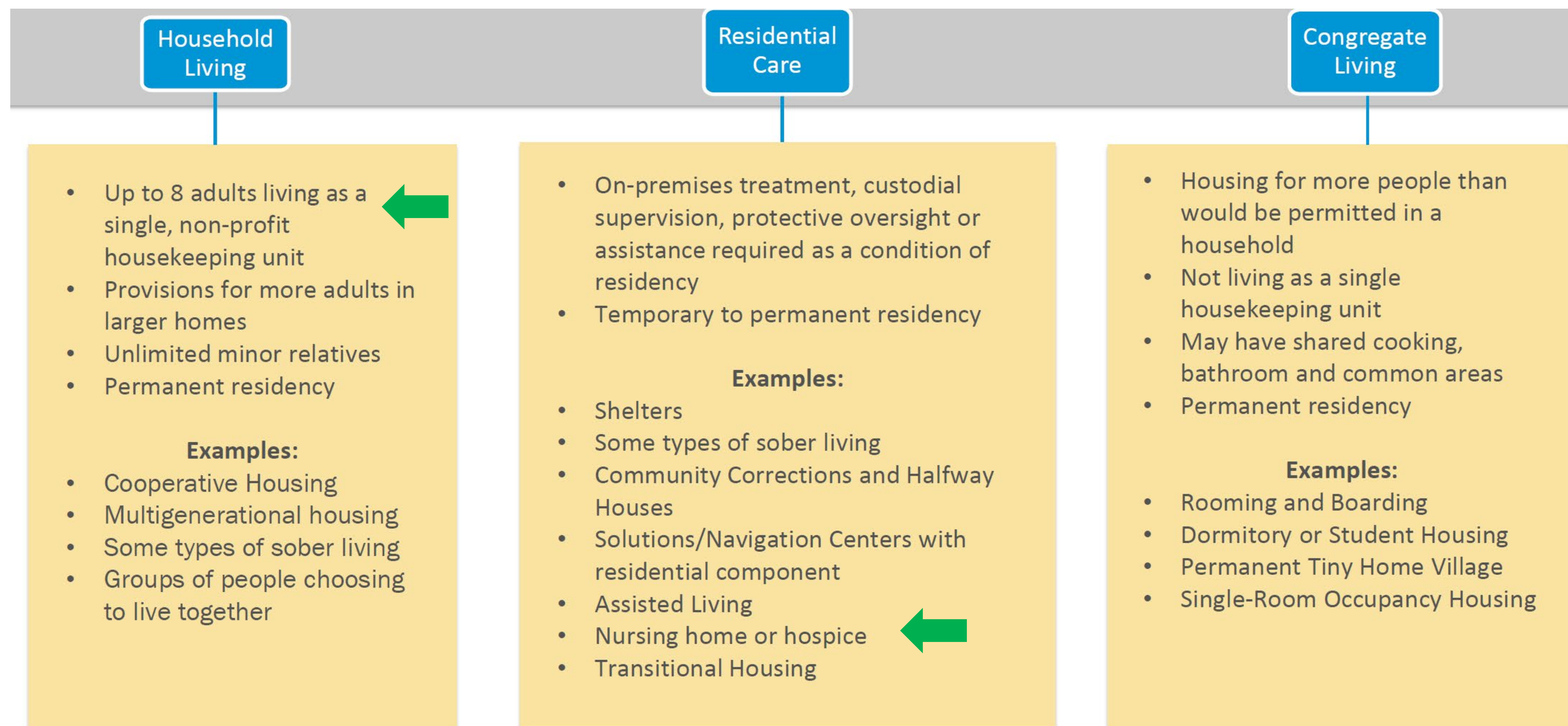
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PROPOSED CHANGES

Proposed Solutions:

- Update the definition of “Household” to allow more unrelated people to live together.
- Reduce minimum off-street parking requirements from .75 spaces per unit to a lower amount that varies by intensity of zone district (.25 spaces per unit in lower- and medium-intensity districts; .125 to 0 spaces in high-intensity mixed use districts and Downtown).
- Regulate all residential care uses the same, with the same process, spacing and other requirements.

Proposed Residential Use Types:



Where will assisted living, nursing and similar Residential Care uses be allowed??

Residential Care Large – All Zone Districts except SU, TU, RH, MU (2.5, 3, & 5), RX (3 & 5), RO, MS/MX-2x, MS/MX-2, MX-2A, OS (A, B, & C).

Residential Care Medium - Permitted in all zone districts, except the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX2A, OS-B, OS-A and OSC zone districts.

Residential Care Small - Permitted in all zone districts, except the OS-B, OSA and OS-C zone districts.

Residential Care Very Small - Permitted in all zone districts, except I -A, I-B, AIO, OSB, OS-A and OSC.