

# Group Living Code Amendment

## Transitional Housing/Special Care Home Problem Statement

### Overview

This document outlines problems identified with the Denver Zoning Code (DZC)'s regulations on Transitional Housing, Special Care Homes and other similar Residential Care Uses. They include problems identified by a committee of service providers, clients and neighborhood representatives, and by staff based on their experiences in the field.

### Committee Goals

A subcommittee of the Group Living Advisory Committee collaboratively developed and agreed upon a series of goals for Residential Care uses. These goals served as a lens through which to identify shortcomings in the Denver Zoning Code:

1. Allow a full range of programs to meet recovery needs
2. Site related uses equitably across neighborhoods, meeting community needs as well.
3. Include clear definitions and regulations, including parking, density and spacing [as related to] other group housing.

### 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](http://www.denvergov.org/groupliving).

1. Sober Living Homes are not clearly identified and regulated as a Group Living Use.
2. The distinction between services provided in a Transitional Housing setting and a Special Care Home facility are unclear.
3. Small Residential Care Facilities contribute to the concentration of services and “institutionalization” of neighborhoods but face far fewer requirements than Large Residential Care.
4. Establishment of new Large Residential Facilities near adequate transit and services is limited by zoning, spacing and density requirements.
5. Neighborhood role in permitting decisions is unclear and difficult to explain to the public, especially for Small Residential Care Facilities.
6. Minimum 6,000-square-foot lot dimension for Residential Care Facilities may have the effect of concentrating such facilities in suburban neighborhoods.
7. Section 11.2.9.1.F, specifying compliance with the Denver Building and Fire Code, is redundant, as all residential uses must comply with the Building and Fire Code.

Example: Limited allowance for expansion or establishment of new facilities

#### Sober Living Homes

- Lack of clear definition, consensus on applicable use type
- Inconsistent Permitting

#### Limits on Location, lot size

- Reduced transit access in permitted locations

