

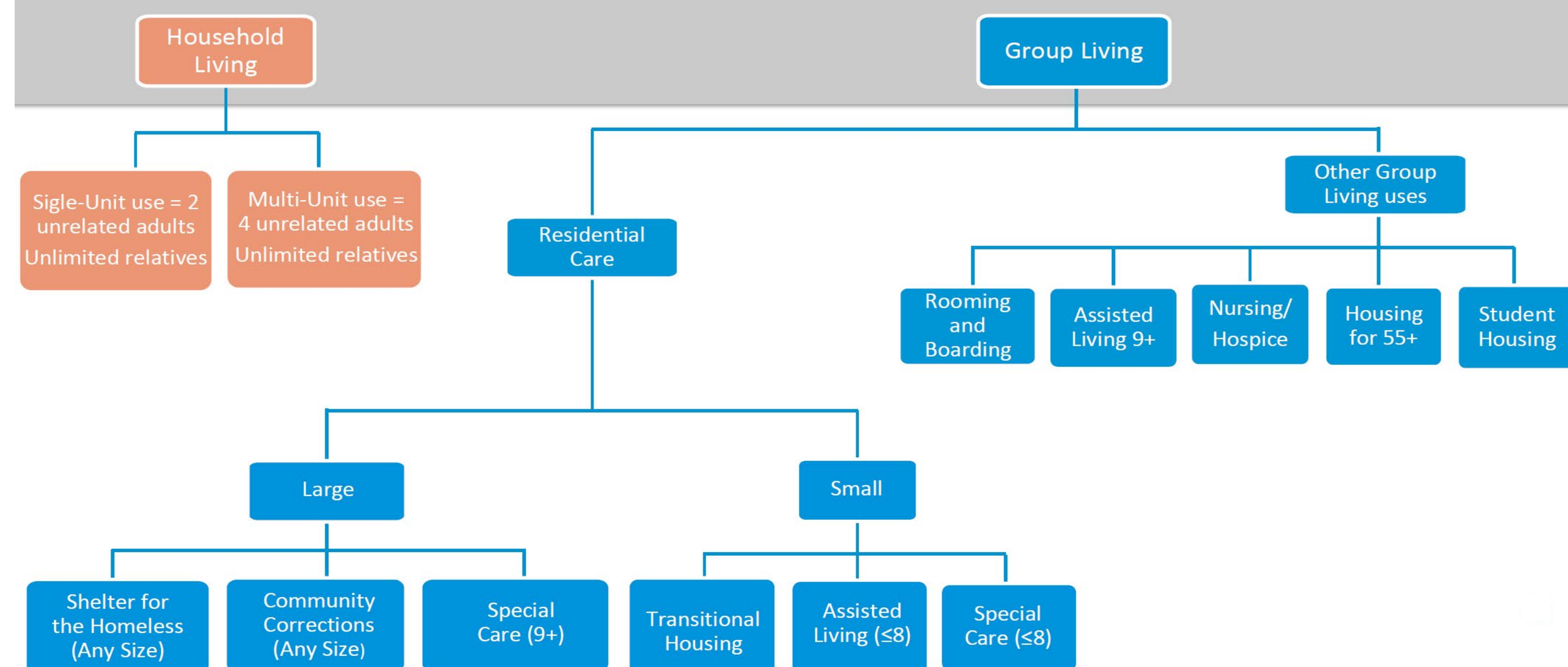
# What Happens to Transitional Housing & Special Care?

## CURRENT CONDITIONS

### Problems Identified:

- Sober Living Homes are not clearly identified and regulated as a “Group Living” Use.
- The distinction between services provided in a Transitional Housing setting and a Special Care Home facility are unclear.
- Small Residential Care Facilities contribute to the concentration of services and “institutionalization” of neighborhoods but face far fewer requirements than Large Residential Care.
- Establishment of new Large Residential Facilities near adequate transit and services is limited by zoning, spacing and density requirements.
- Neighborhood role in permitting decisions is unclear and difficult to explain to the public, especially for Small Residential Care Facilities.
- Minimum 6,000-square-foot lot dimension for Residential Care Facilities may have the effect of concentrating such facilities in suburban neighborhoods.
- 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.

### How the Zoning Code currently regulates Transitional Living, Special Care and related uses:



### Limits on Location, lot size

- Reduced transit access in permitted locations



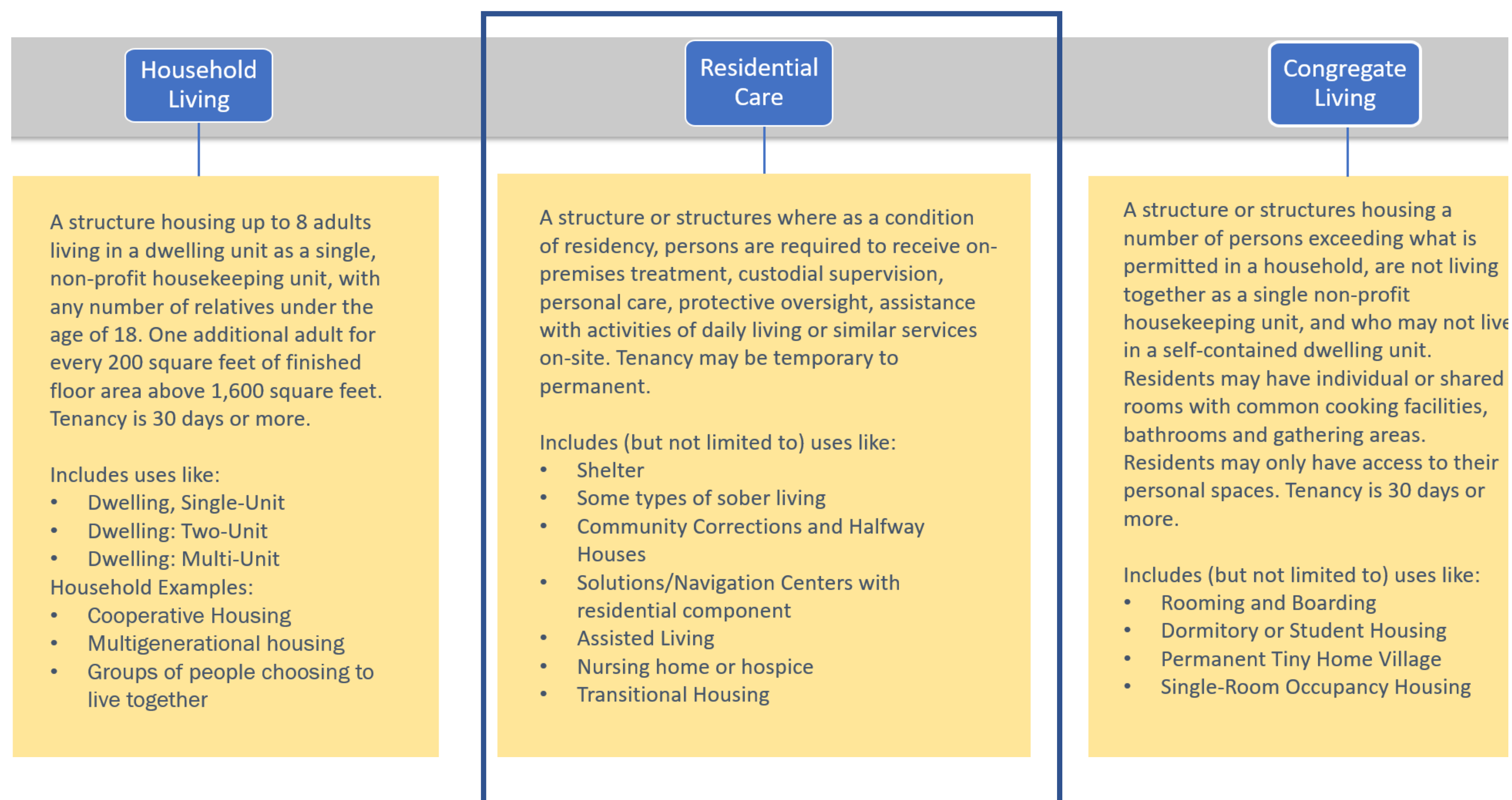
# What Happens to Transitional Housing & Special Care?

## PROPOSED CHANGES

### Proposed Solutions:

- Update the current definition of “Household” to allow more unrelated people to live together, in alignment with peer cities and evolving demand for flexibility and affordability.
- Consolidate current residential care uses and expand permitted zone districts to allow establishment of new shelters, community corrections facilities and similar uses to reduce exclusion of populations and ensure facilities can be established near transit and services.
- Establish standardized permitting processes and regulations, such as spacing requirements, for all residential care uses.
- Require Community Information Meetings prior to submitting a formal application for larger residential care uses to notify and educate neighbors and foster positive relationships.

### Proposed Residential Use Types:



### Where will these 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.