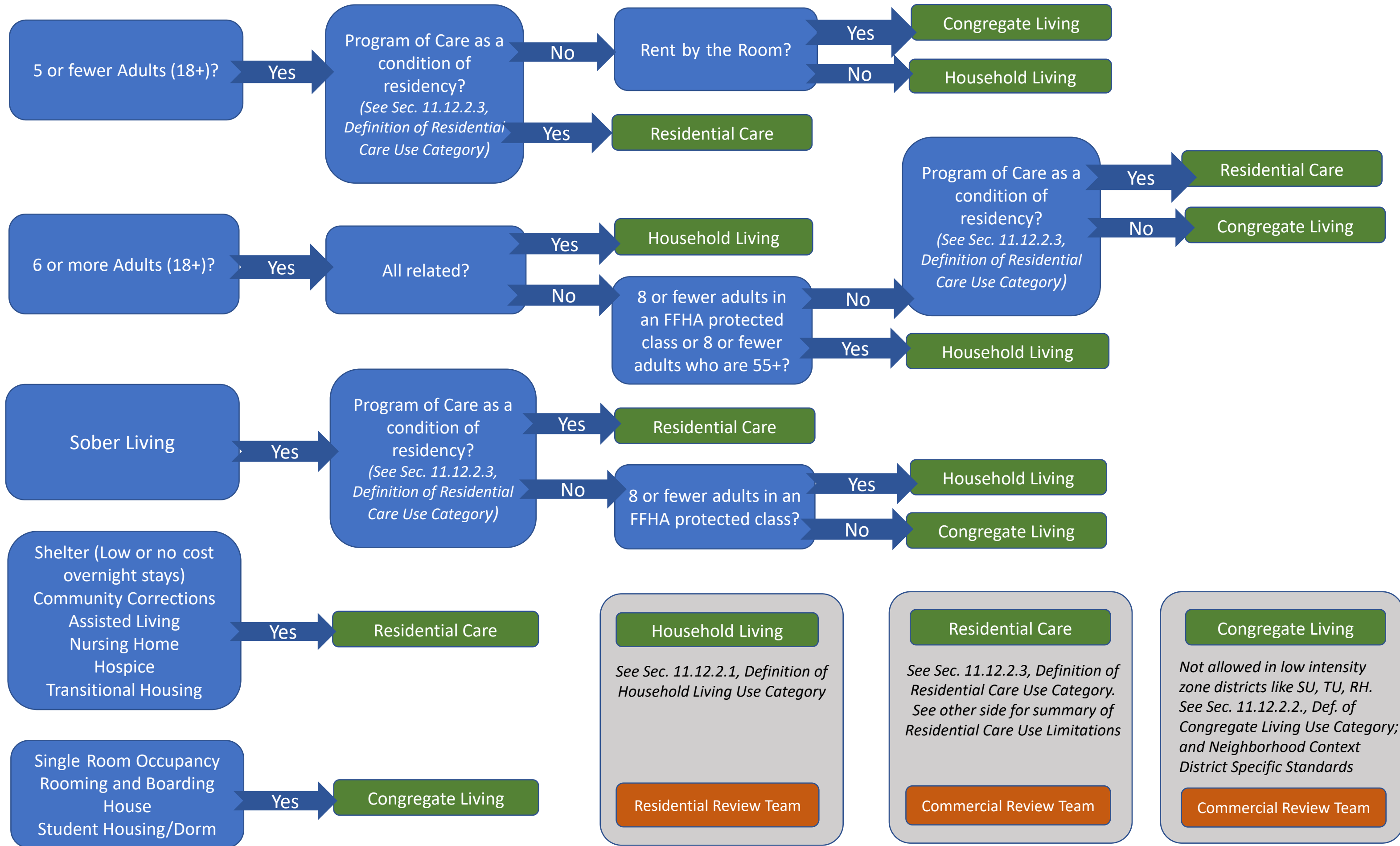


Residential Scenarios and DZC Use Categories

As updated Feb. 11, 2021
CB 20-0888 DZC Amendment 8



Summary of Denver Zoning Code Residential Care Regulations

As updated Feb. 11, 2021
CB 20-0888 DZC Amendment 8

Residential Care Type	Type 1 (Sec. 11.2.8)	Type 2 (Sec. 11.2.9)	Type 3 (Sec. 11.2.10)	Type 4 (Sec. 11.2.11)
Maximum Number of Guests	10 or fewer (365 days/year) or up to 100 for no more than 130 days/year	11-40 (20 in SU, TU and RH)	41-100	101+
Location Requirements	NA	<ul style="list-style-type: none"> Min parcel size: 12,000 square feet in SU, TU, RH Only where previously used for Residential Care, or Civic, Public, or Institutional Use in SU, TU and RH 	NA	NA
Permitted Zone Districts (see Neighborhood Context District Specific Standards for details and minimum parking requirements)	<ul style="list-style-type: none"> All districts that allow residential uses Housing for Non-paroled individuals (e.g. community corrections) not allowed in SU, TU and RH-2.5 	<ul style="list-style-type: none"> All districts that allow residential uses Housing for Non-paroled individuals (e.g. community corrections) not allowed in SU, TU and RH-2.5 	<ul style="list-style-type: none"> Higher-intensity zone districts that allow apartments, commercial uses, etc. Not allowed in SU, TU or RH districts 	<ul style="list-style-type: none"> Highest-intensity zone districts that allow multi-unit buildings, commercial uses, etc. Not allowed in SU, TU or RH districts, or in lower-intensity multi-unit districts such as RX-5 or MX-2.
Spacing Requirements	NA	NA	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 facilities in MU, RO, and RX 600' between Type 3 and Type 4 in CC, MX, MS, and C-CCN-3, -4, -5, -7, -8 400' between Type 3 and Type 4 in D-AS, D-AS-12+, D-AS-20+, and D-GT 	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 in MU, RO, and RX 600' between Type 3 and Type 4 in CC, MX, MS, and C-CCN-3, -4, -5, -7, -8 400' between Type 3 and Type 4 in D-AS, D-AS-12+, D-AS-20+, and D-GT
Density Requirements	No more than 3 Residential Care facilities of any type within 1 mile of a proposed Type 1 in SU, TU or RH districts	NA	NA	No more than 3 Type 3 and Type 4 facilities within 1 mile of a proposed Type 4 Residential Care Facility
Zoning Permit	Required except as allowed by Sec. 11.2.8.1, Residential Care Use Operated by a Religious Assembly Use	Required	Required	Required
Community Information Meeting with Notification (See Sec. 12.3.4.6 for Community Information Meeting requirements)	Not required	Required in SU, TU, RH districts	Required	Required