

Group Living Text Amendment

Denver City Council

Land Use, Transportation and Infrastructure Committee

November 10, 2020: Residential Care Alternatives



Goals for today



- Consider revisions to the proposed regulations for residential care uses
- Seek consensus on key issues

LUTI schedule

Date	Proposed Topics
Sept. 29 (partial meeting)	<ul style="list-style-type: none">• Follow-up from 9/1 LUTI• Proposed Schedule• Household Regulations introduction
Oct. 6 (full meeting)	<ul style="list-style-type: none">• Household Regulations: alternatives and revisions
Nov. 3 (partial meeting)	<ul style="list-style-type: none">• Residential Care introduction
Nov. 10 (full meeting)	<ul style="list-style-type: none">• Residential Care regulations• Community Corrections• Proposed “Type 2” size/lot minimums/locations
Nov. 17 (full meeting)	<ul style="list-style-type: none">• Former Chapter 59• Enforcement• Post-adoption monitoring
Dec. 1 (full meeting)	<ul style="list-style-type: none">• Wrap up and final committee action on all topics

What is residential care?

Current Denver Zoning Code definition:

A specific type of group living use where the residents are provided supervised medical, psychological, or developmental care or treatment on a daily, regular basis.

Includes:

- Transitional Housing
- Shelters
- Community Corrections
- Special Care Home (12+ hours/day of treatment, rehabilitation, mental health care, etc.)
- Assisted Living (serving less than 8 people)

Does not include:

- Correctional Institutions (these are regulated under Civic, Public and Institutional Uses)



Where to go for more details

- *These amendments are reflected in proposed edits to Denver Zoning Code Article 11: Use Limitations and Definitions, shown in the Planning Board Draft of the Group Living amendments. That draft can be viewed at [this link](#), and this section begins on page 145 of the pdf file.*
- *Denver Zoning Code Article 11 can be found at [this link](#).*
 - *Use Limitations begin on page 11.2-1*
 - *Definitions begin on page 11.12-1*

Summary of proposed changes to Residential Care regulations:



- **Consolidate** all uses where care is provided into a single use type, Residential Care, and regulate by size rather than housing status or type of care provided.
 - Zoning is not intended to regulate different types of people.
- **Remove restrictions** – such as arbitrary buffer requirements – that concentrate some types of residential care uses in industrial zones or already underserved neighborhoods where guests lack access to transit and other daily needs.
- Encourage more **equitable distribution** of residential care facilities so people can access care in their communities and services are not concentrated in any one part of the city.
- Require **community meeting** for larger residential care facilities, and any that will serve non-paroled individuals
- Update and clarify requirements for **spacing** between facilities and **density** limitations that prevent concentration of facilities in a given area.

What would change – list of changes to DZC Secs. 11.2.9, 10 and 11:

1. Consolidate Residential Care uses

- **Current:** List of specific use types, with additional regulations for shelters and community corrections, less restrictions for assisted living, transitional housing
- **Proposed:** all residential care uses regulated the same, without a specific list of named uses. A residential care use would be a residential facility where guests receive treatment, supervision, emergency shelter, personal care, protective oversight, or other similar care or services, from staff on-site as a condition of the guests' residency.
- **Why?** Outdated, confusing or inflexible specific use types; regulations that exclude populations based on housing status



What would change – list of changes to DZC Secs. 11.2.9, 10 and 11:

2. Remove arbitrary **caps on facility size** for shelters and community corrections



- **Current:** Shelters: 200 guests; Community Corrections: 40-120 guests
- **Proposed:** the size of Type 4 facilities (only permitted in high-intensity zone districts like multi-unit, mixed use, commercial corridor) would be limited by building and fire safety, not the zoning code.
- **Why?** These requirements limit the ability of providers to serve more guests in structures that could safely and comfortably accommodate them.

What would change – list of key changes to DZC Secs. 11.2.9, 10 and 11:



3. Consolidate Shelter types and process requirements

- **Current:** 3 types of shelter (Permanent, Primary Use; Religious Assembly; Nonprofit Corp. or Govt Entity)
- **Proposed:** shelter uses regulated like any other residential care. Public meeting (with mailed notice) required for any serving 11 or more guests.
- **Why?** Purpose of current operator breakdown (added over 2 decades of code amendments) is unclear, public outreach/meeting requirements are inconsistent, current regulations complicate or prohibit establishment of needed facilities.

What would change – list of key changes to DZC Secs. 11.2.9, 10 and 11:

4. Require spacing between facilities and limit concentration in any area, rather than arbitrary buffers.

- **Current:**

- Shelter (as a permanent, primary use): 500 feet from a school
- Community Corrections: 1,500 feet from a school or residential zone district

- **Proposed:**

- Regulate locations based on spacing and density limitations instead of buffers.
- Require public meetings prior to zoning permit application.

- **Why?**

- Most existing facilities are already near schools and/or residential districts
 - Dept of Safety data show no instances of nearby crime related to Community Corrections facilities in last 10 years.
- 2,124 Denver Public Schools students were homeless and living in shelters during the 2019/2020 school year
- Need to reduce overconcentration of uses in a small area.



What would change – list of key changes to DZC Secs. 11.2.9, 10 and 11:

5. Add **flexibility** for smaller residential care uses in low-intensity residential districts

- **Current:**

- Maximum of 20 guests in Single-Unit, Two-Unit and Row House (SU, TU, RH) Zone Districts, 40 in Multi-Unit and Residential Office
- Uses serving 9 or more guests must be in a structure built before mid-1993

- **Proposed:**

- Up to 40 guests in any permitted zone district
- No building age requirement
- New 12,000 square foot lot size minimum and spacing requirements for uses serving 11 or more guests
- Public meeting requirement for all facilities serving 11 or more guests (or any number of non-paroled individuals in a community corrections facility).

- **Why?**

- Building date requirement (added in 1990s) limits needed uses only to older, existing structures.
- Replace current ZPIN (zoning permit with informational notice) requirement with public meeting requirement for larger uses
- Allow more guests in sites where they can be safely and comfortably accommodated



What would change – list of key changes to DZC Secs. 11.2.9, 10 and 11:

6. Allow **community corrections** uses in more places, while requiring Denver Dept. of Safety oversight

- **Current:**
 - New Community Corrections Uses are permitted only in Industrial (I) and some Downtown (D) districts.
- **Proposed:**
 - Allow in any zone district where other Residential Care uses are permitted.
 - Clarify that Denver Dept. of Safety will ensure adherence to City and State operations standards
- **Why?** When combined with spacing and density limitations, as well as buffers, there is very little land where a new facility could conceivably be established, all in vulnerable neighborhoods where these uses are already concentrated.



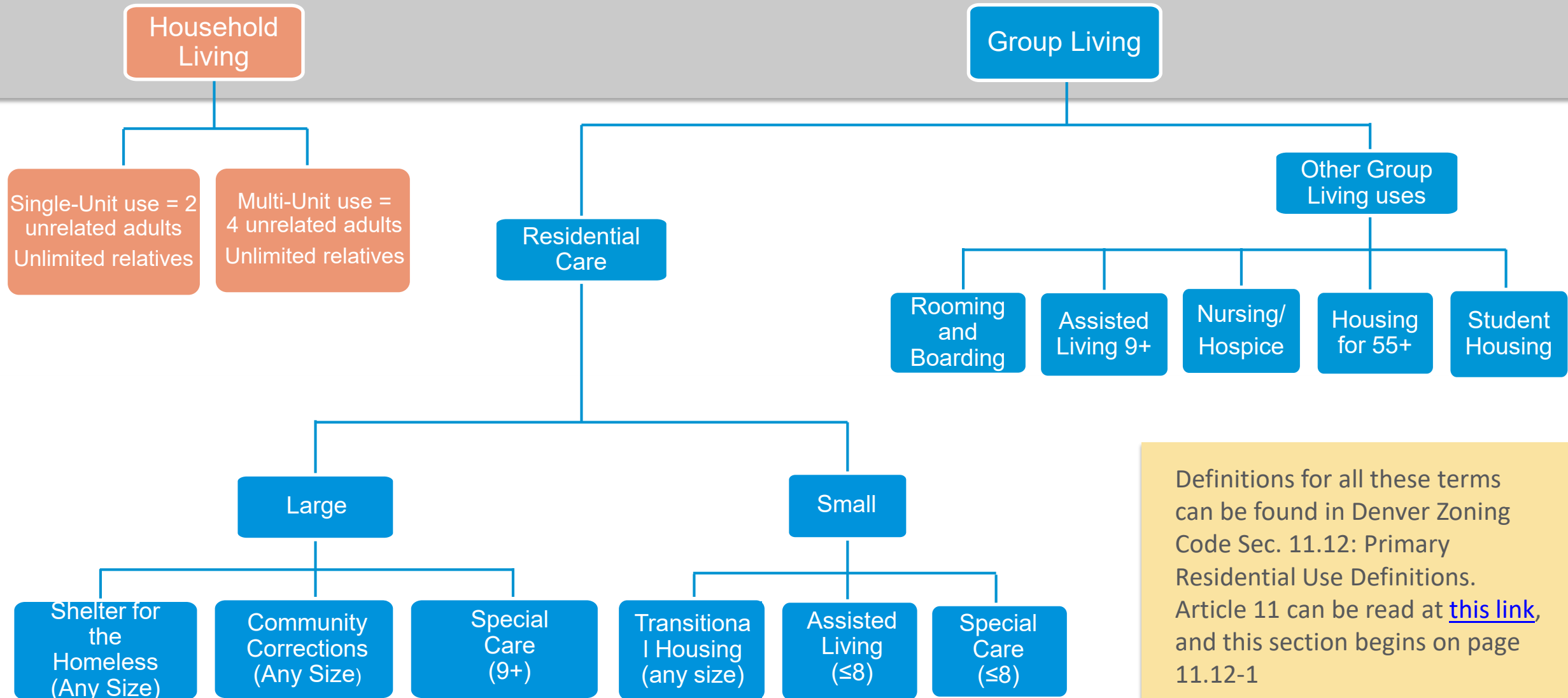
What would change – list of key changes to DZC Secs. 11.2.9, 10 and 11:

7. Update and expand ability for Residential Care uses to respond to emergencies, while increasing clarity and predictability

- **Current:** Per DZC Sec. The Zoning Administrator has the authority to suspend use limitations for “Shelter for the Homeless” uses “in emergency, life threatening situations as determined by the Zoning Administrator in consultation with the Manager.” (this is the extent of the current language)
- **Proposed:**
 - Specific list of qualifying emergencies and authorizing personnel
 - Specific list of use limitations which may be suspended (number of guests served, spacing, etc.)
 - New short-term emergency expansion provision for residential care facilities responding to a specific emergency, such as a fire that impacts housing, a natural disaster, etc.
 - 125% of permitted capacity
 - Max 10 days
 - May be used once within 120 days.
 - Zoning Administrator notification required
- **Why?**
 - Stakeholders have said the current provisions are too broad and too vague.
 - For various reasons, including arbitrary facility size caps, shelters have come to depend on emergency suspension to serve people in need.
 - Current code prohibits short-term expansion of small facilities, which could otherwise respond in



CURRENT org-chart breakdown of Primary Residential Uses



Proposed org-chart and definitions for Primary Residential Uses

15

Household Living

- Up to 5 unrelated adults living as a single, non-profit housekeeping unit
- Provisions for more adults in larger homes
- Unlimited relatives
- Permanent residency

Examples:

- Conventional Housekeeping units of related people or groups of people who choose to live together
- Cooperative Housing
- Multigenerational housing
- Some types of sober living

Congregate Living

- Housing for more people than would be permitted in a household
- Not living as a single housekeeping unit
- May have shared cooking, bathroom and common areas
- Permanent residency

Examples:

- Rooming and Boarding
- Dormitory or Student Housing
- Permanent Tiny Home Village
- Single-Room Occupancy Housing

Residential Care

- On-premises treatment, custodial supervision, emergency shelter, protective oversight or assistance required as a condition of residency
- Temporary to permanent residency

Examples:

- Shelters
- Some types of sober living
- Community Corrections and Halfway Houses
- Solutions/Navigation Centers with residential component
- Assisted Living
- Nursing home or hospice
- Transitional Housing



Proposed Residential Care Regulations

Resid. Care Size	Type 1	Type 2	Type 3	Type 4
Number of Guests	10 or fewer (365 days/year) or up to 100 for no more than 130 days/year	11-40	41-100	101+
Minimum Lot Size	NA	12,000 square feet	NA	NA
Permitted Zone Districts	All districts that permit residential uses	All districts that permit residential uses	<ul style="list-style-type: none"> Higher-intensity zone districts that permit apartments, commercial uses, etc. Not permitted in single-unit, two-unit or rowhome districts 	<ul style="list-style-type: none"> Highest-intensity zone districts that permit apartments, commercial uses, etc. Not permitted in single-unit, two-unit or rowhome districts, or in lower-intensity multi-unit districts
Spacing Requirements	NA	<ul style="list-style-type: none"> 1,200' between facilities in single-unit, two-unit and rowhome districts when lot has not previously been used for a Civic, Public or Institutional Primary Use 	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 facilities in medium-intensity districts like multi-unit. 600' between Type 3 and Type 4 facilities in high-intensity districts like Urban Center 400' between Type 3 and Type 4 facilities in some Downtown districts 	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 in medium-intensity districts like multi-unit. 600' between Type 3 and Type 4 in high-intensity districts like Urban Center 400' between Type 3 and Type 4 in some Downtown districts
Density Requirements	NA	NA	NA	No more than 3 Type 3 and Type 4 facilities within 1 mile of a proposed Type 4 Residential Care Facility
Community Information Meeting	Req. for Comm. Corrections	Required in SU, TU, RH districts	Required	Required

Concerns we've heard from LUTI and other council members:

- **Community Corrections in low-intensity residential zone districts**
 - Staff and some members of GLAC have recommend moving away from regulating residential care uses by housing status of the guests served.
 - Highly-regulated facilities, slow growth of capacity (new facility once per every 10 years or so, last opened in 2003).
 - Some stakeholders have advocated for smaller-scale community corrections facilities that could offer more therapeutic, community-based programs for formerly incarcerated people re-entering society.
- **Larger residential care facilities (Type 2) in low-intensity residential zone districts. [current: 20; proposed: 40].**
 - Structures exist in low-intensity zone districts that could safely accommodate a larger number of guests.
 - 12,000 sq ft minimum lot size is proposed in SU, TU and RH to ensure appropriate space for the scale of this use
- **Lack of spacing requirement for Type 1 (smallest, up to 10 guests) residential care uses**
 - There is not currently a spacing requirement for the smallest residential care uses (up to 8 people, more in Transitional Housing).
- **Continuing a system of concentrating larger residential care uses in only a few neighborhoods**
 - Such as Northeast Park Hill, Five Points, Capitol Hill, Globeville, Elyria-Swansea

Possible Alternatives

- **Community Corrections Alternative: Prohibit in Protected Districts**
 - Prohibit Residential Care uses serving non-paroled individuals in Single Unit (SU) and Two-Unit (TU) zone districts
- **Type 2 Residential Care Alternatives:**
 - 1a: Reduce maximum Type 2 facility size
 - or
 - 1b: Permit Type 2 facilities only in structures built for a Civic, Public or Institutional Use
- **Type 1 Residential Care Alternatives:**
 - 1a: Add required spacing between facilities
 - or
 - 1b: Limit the number of facilities in proximity to a subject site (density limitation)

Alternatives for Consideration

Community Corrections Alternative: Prohibit in low-intensity residential zones

Prohibit Residential Care uses serving non-paroled individuals in Single Unit (SU) and Two-Unit (TU) zone districts.

- Would allow these uses in higher intensity districts where other residential care uses are permitted.
- Retain City oversight required to ensure compliance with city and state operational requirements
- When combined with removal of current buffer requirements, this expansion of permitted zone districts would expand land area where these uses are permitted from current approximately 3,210 acres to 19,777 acres

Advantages	Disadvantages
<ul style="list-style-type: none">• Reflects a significant expansion of land available for these uses.	<ul style="list-style-type: none">• Precludes establishment of community corrections uses directly in neighborhoods, where residents could benefit from being in the communities they will eventually return to upon completion of sentences.
<ul style="list-style-type: none">• Would allow these uses on commercial corridors around the city, where there are structures that could accommodate them and access to transit, daily needs, etc.	

About Community Corrections Facilities in Denver

Denver Community Corrections Facilities

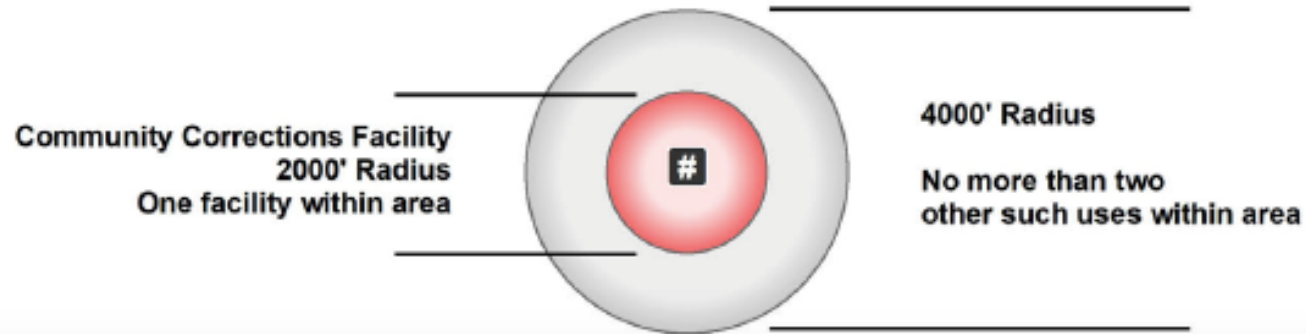
Facility	Established
CoreCivic - Ulster	2003
CoreCivic -46th	1980s
CoreCivic -Columbine	1970s
CoreCivic Fox	1990s
Tooley Hall	Early 1980s (temp. closed)
Williams Street Center, Inc.	1970s (closed in 2019)
Independence House Filmore	1980s
Independence House Pecos	1976
Independence House South Federal	1988
Peer I	1980s
The Haven	1980s

Operation and Safety

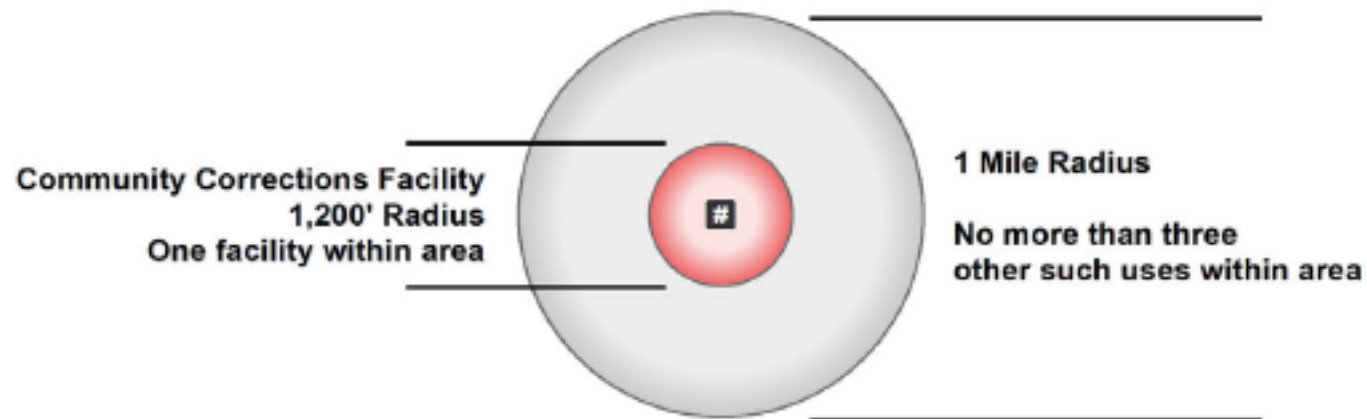
- Denver's Department of Public Safety provides oversight, ensuring compliance with state regulations and local ordinances, and all clients placed in Denver facilities must be approved by the Denver Community Corrections Board and the local provider.
- Less than 2% percent of Denver community corrections program participants are terminated from the program for committing a new crime.
- Dept. of Safety crime data from the last decade do not show any property or violent crime occurring near existing facilities that can be attributed to a resident or the presence of the facility.
- The facility most recently opened was in 2003.

Map Legends: Spacing and Density

Current Spacing and Density Requirements

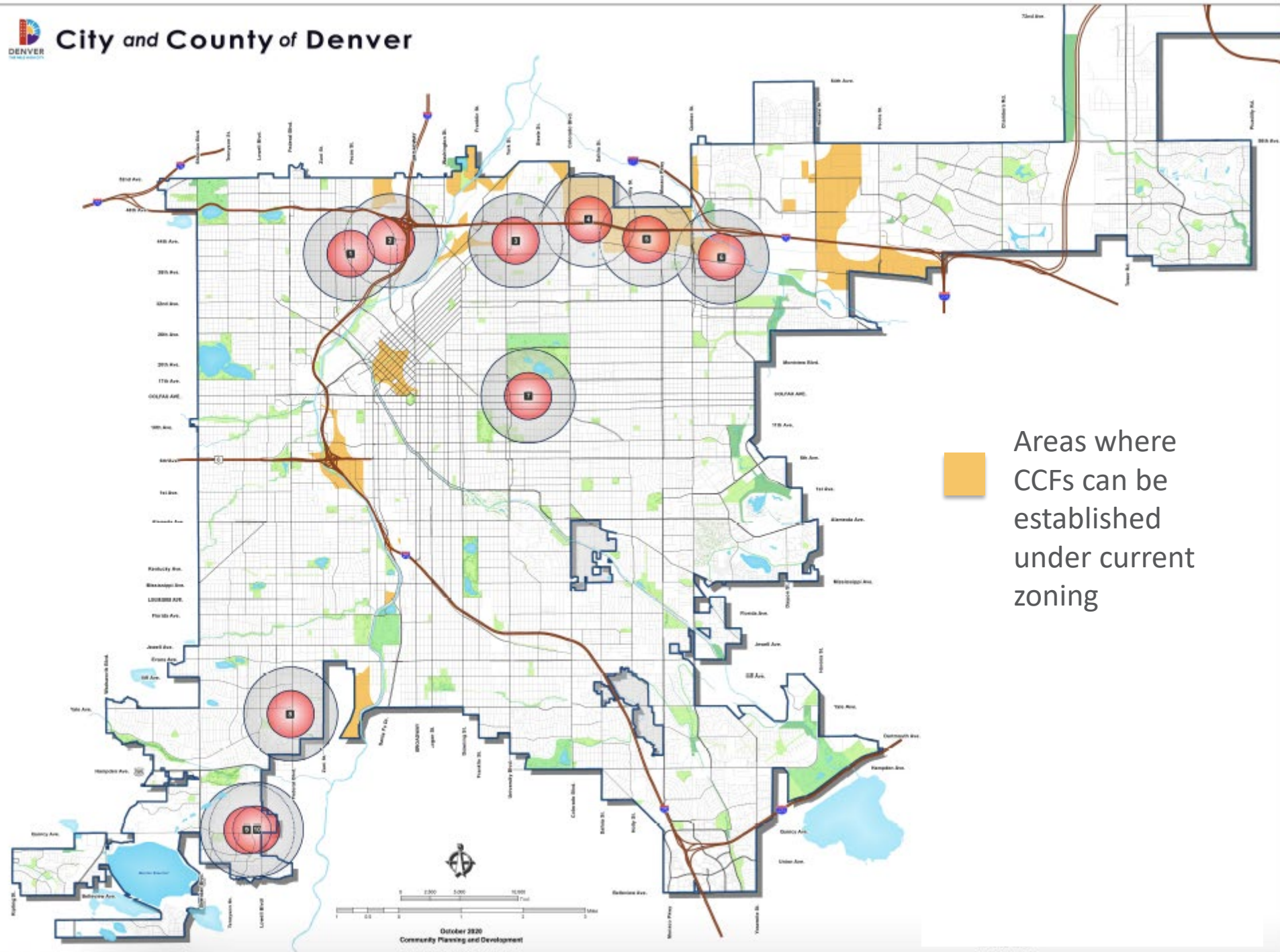


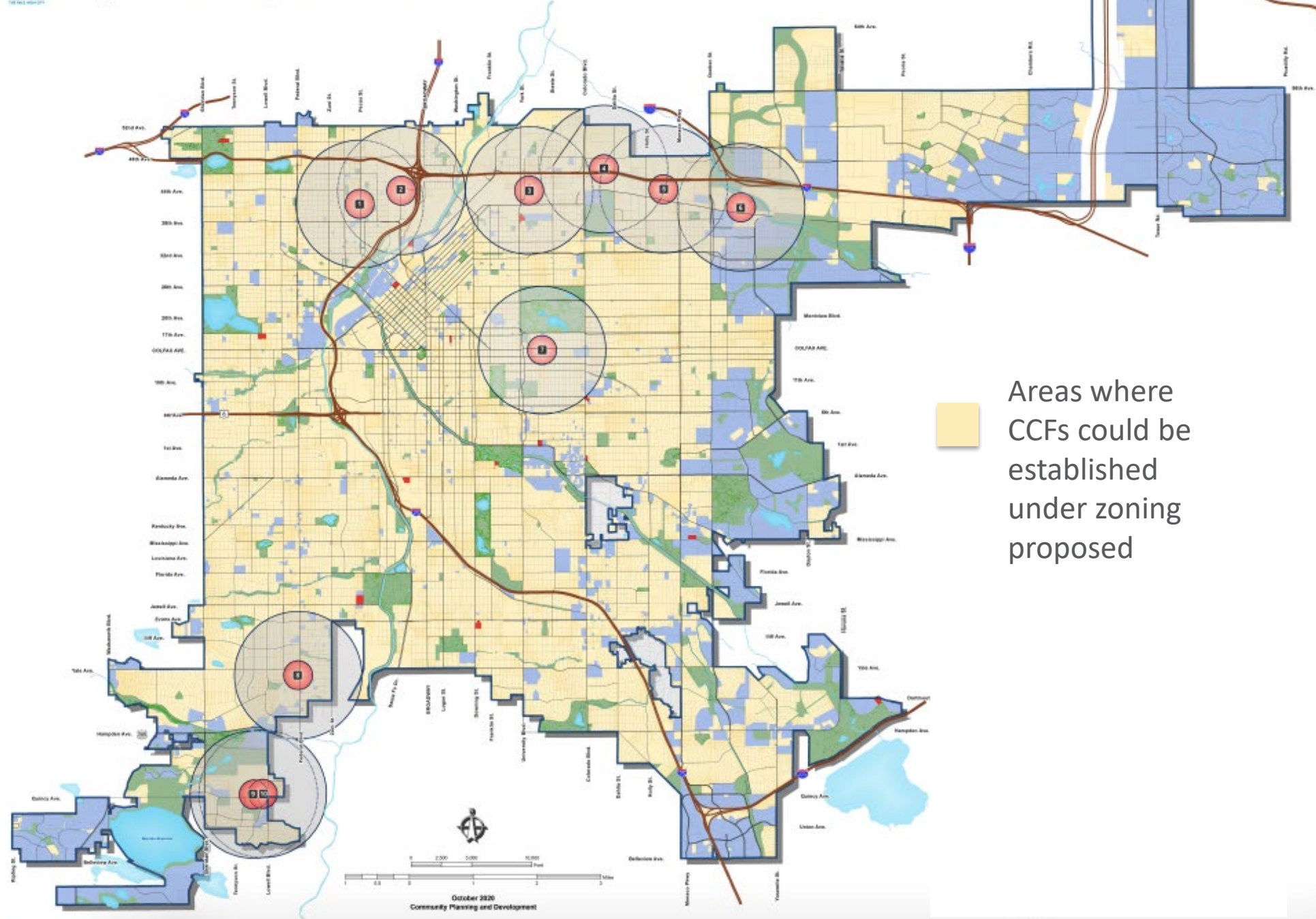
Proposed Spacing and Density Requirements



Current Community Corrections Facilities; buffers, and areas where new facilities could be established

- New facilities could be established in tan areas. Approximately 3,200 acres, most in areas where these uses are already concentrated.
- Where 4,000' (grey) buffers overlap tan areas, presence of other Large Residential Care Facilities would preclude additional CCFs





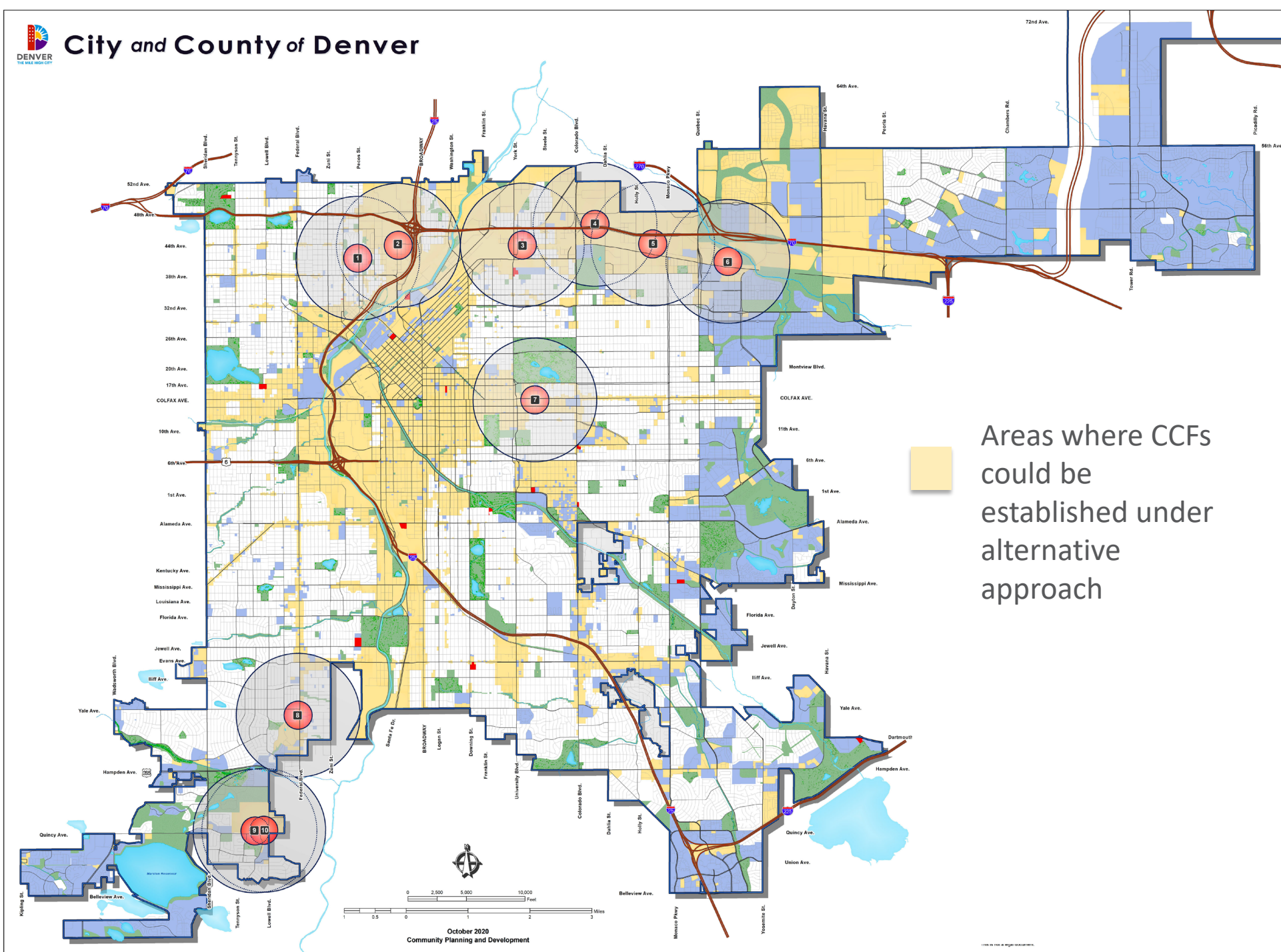
Areas where CCFs could be established under zoning proposed

Proposed: allow in all zone districts that permit residential care uses

- When combined with removal of buffer requirements, this expansion of permitted zone districts would make approximately 47,627 acres available for these uses, allowing more distribution around the city

Community Corrections
Alternative: Prohibit in single- and two-unit zone districts

- When combined with removal of buffer requirements, this expansion of permitted zone districts would make approximately 19,777 acres, including corridors throughout the city, available for this use



Type 2 Residential Care Alternative 1a: Reduce Type 2 facility size from 11 to 40 guests to 11 to 20 guests

Permit a maximum of 20 guests in a Type 2 Residential Care Facility.

- When combined with current proposed lot size minimum (12,000 square feet), would ensure that larger facilities are on properties that can accommodate them.

Advantages	Disadvantages
<ul style="list-style-type: none">• Preserves existing provisions in the code for Residential Care, Large uses in low-intensity residential districts (SU, TU and RH)	<ul style="list-style-type: none">• Reduces flexibility for residential care operators that may have structures that could accommodate more guests.
<ul style="list-style-type: none">• Would allow these larger uses in structures found in SU, TU and RH zoning that previously housed civic/public uses like schools, churches, etc.	

Type 2 Residential Care Alternative 1b: Permit Type 2 facilities only in structures built for a Civic, Public or Institutional Use

Permit these uses only in structures that were originally built for larger-scale uses, such as unused churches, schools, government buildings, etc.

- When combined with current proposed lot size minimum (12,000 square feet), would ensure that larger facilities are on properties that can accommodate them.
- Would prohibit Type 2 facilities in a house structure.

Advantages	Disadvantages
<ul style="list-style-type: none">• Preserves existing provisions in the code for Residential Care, Large uses in low-intensity residential districts (SU, TU and RH)	<ul style="list-style-type: none">• Limits larger Residential Care facilities in very large house structures that could otherwise house them.
<ul style="list-style-type: none">• Would allow these larger uses in structures found in SU, TU and RH zoning that previously housed civic/public uses like schools, churches, etc.	
<ul style="list-style-type: none">• Would prevent these larger facilities in houses, addressing neighborhood concerns about scale	

Type 1 Residential Care Alternative 1a: Add a spacing requirement for Type 1 residential care uses in low-intensity residential zone districts.

Apply the proposed 1,200 foot spacing requirement to Type 1 Residential Care in Single Unit, Two Unit and Row House zone districts.

- Would prevent concentration on a block face by requiring that these facilities be at least 3 blocks apart.

Advantages	Disadvantages
<ul style="list-style-type: none">• Prevents concentration of Type 1 Residential Care facilities in one part of a neighborhood	<ul style="list-style-type: none">• Would prevent an operator from operating several homes right next door to each other.
	<ul style="list-style-type: none">• Not an existing requirement, not recommended by CAO for smallest facilities.
	<ul style="list-style-type: none">• Would make some existing facilities “compliant,” meaning they were legally established but do not meet a new use limitation. Existing facilities could continue, but new facilities next door to each other or even in the same block would not be allowed.

Type 1 Residential Care Alternative 1b: Add a density limitation for Type 1 residential care uses in low-intensity residential zone districts.

Apply the proposed 1-mile density limit, which would prevent no more than 3 other residential care uses of any type within a 1-mile radius of a proposed subject site for a new Type 1 Residential Care use.

- Would prevent concentration of facilities in a neighborhood.

Advantages	Disadvantages
<ul style="list-style-type: none">• Prevents concentration of Type 1 Residential Care facilities in neighborhoods or a given area of the city• Would provide more flexibility for an operator to use multiple houses in areas that do not already have a concentration of facilities	<ul style="list-style-type: none">• Not an existing requirement, not recommended by CAO for smallest facilities.• Would make some existing facilities “compliant,” meaning they were legally established but do not meet a new use limitation. Existing facilities could continue, but new facilities within an affected geography (where there is already a concentration of facilities) would not be allowed.

Spacing Requirement: How this tool works



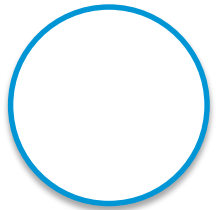
Proposed Residential Care Type 1
Subject Site (hypothetical)



Existing Residential Care Type 1

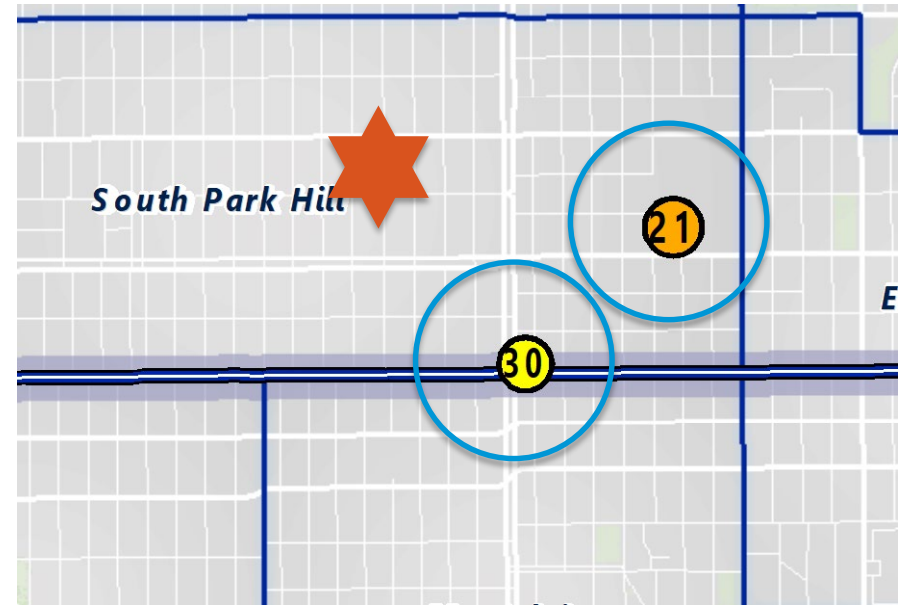


Existing Residential Care Type 2

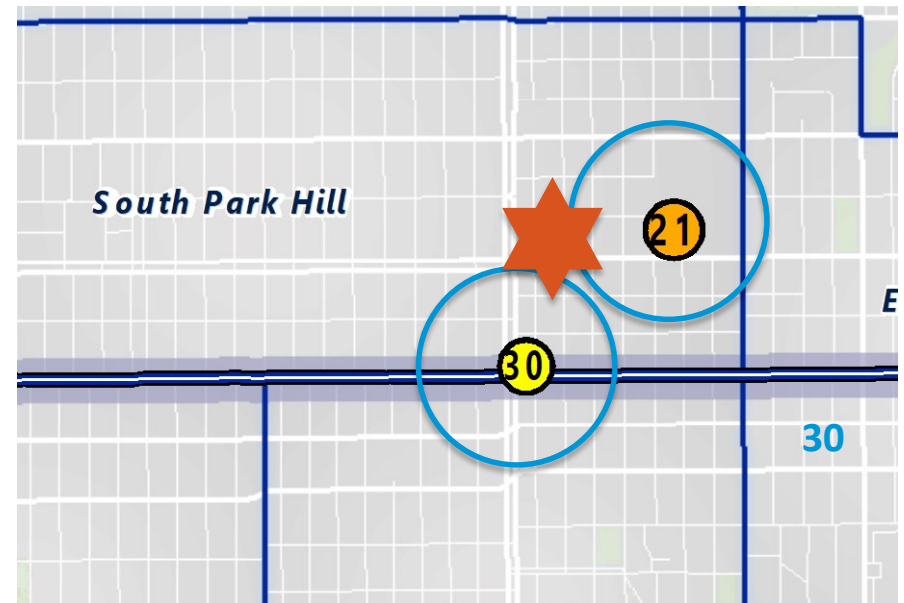


1,200 foot (appr. 3-block) required
spacing between facilities






Proposed use
permitted



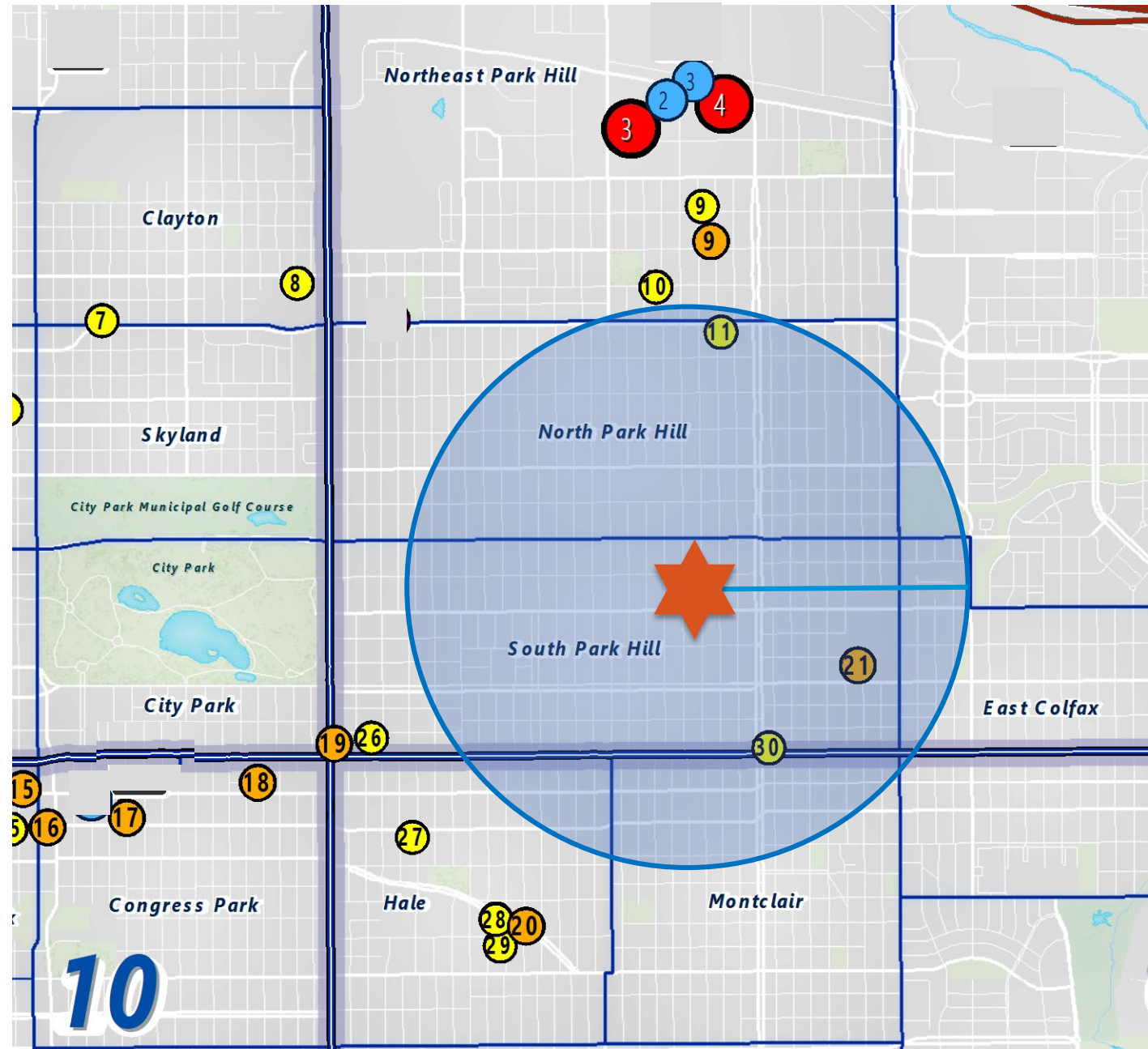
Proposed use
not permitted



Density Limitations: How this tool works

-  Proposed Residential Care Type 1 Subject Site (hypothetical)
-  Existing Residential Care Type 1
-  Existing Residential Care Type 2
-  Existing Residential Care Type 3
-  Existing Residential Care Type 4

No more than 3 Residential Care uses within 1-mile radius of a subject site for a Type 1 Residential Care facility. In this example, a new Residential Care Type 1 use would be permitted. If the subject site were slightly further north, the use would not be permitted.





Proposed Residential Care Regulations

Resid. Care Size	Type 1	Type 2	Type 3	Type 4
Number of Guests	10 or fewer (365 days/year) or up to 100 for no more than 130 days/year	11-40	41-100	101+
Minimum Lot Size	NA	12,000 square feet	NA	NA
Permitted Zone Districts	All districts that permit residential uses	All districts that permit residential uses	<ul style="list-style-type: none"> Higher-intensity zone districts that permit apartments, commercial uses, etc. Not permitted in single-unit, two-unit or rowhome districts 	<ul style="list-style-type: none"> Highest-intensity zone districts that permit apartments, commercial uses, etc. Not permitted in single-unit, two-unit or rowhome districts, or in lower-intensity multi-unit districts
Spacing Requirements	NA	<ul style="list-style-type: none"> 1,200' between facilities in single-unit, two-unit and rowhome districts when lot has not previously been used for a Civic, Public or Institutional Primary Use 	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 facilities in medium-intensity districts like multi-unit. 600' between Type 3 and Type 4 facilities in high-intensity districts like Urban Center 400' between Type 3 and Type 4 facilities in some Downtown districts 	<ul style="list-style-type: none"> 1,200' between Type 3 and Type 4 in medium-intensity districts like multi-unit. 600' between Type 3 and Type 4 in high-intensity districts like Urban Center 400' between Type 3 and Type 4 in some Downtown districts
Density Requirements	NA	NA	NA	No more than 3 Type 3 and Type 4 facilities within 1 mile of a proposed Type 4 Residential Care Facility
Community Information Meeting	Req. for Comm	Required in SU, TU, RH districts	Required	Required

Recap: Possible Alternatives

- **Community Corrections Alternative: Prohibit in Low-Intensity residential districts**
 - Prohibit Residential Care uses serving non-paroled individuals in Single Unit (SU) and Two-Unit (TU) zone districts
- **Type 2 (11-40 guests) Residential Care Alternatives:**
 - Reduce maximum Type 2 facility size
 - or
 - Permit Type 2 facilities only in structures built for a Civic, Public or Institutional Use
- **Type 1 (1-10/seasonal) Residential Care Alternatives:**
 - Add required spacing between facilities
 - or
 - Limit the number of facilities in proximity to a subject site (density limitation)

Q&A from previous LUTl meetings

Key questions from previous LUTI meetings

Do other cities allow unlimited relatives to unrelated adults?

- It varies – some only permit either a household of unlimited relatives or a specific number of unrelated adults. Our proposal is modeled on the DZC's current allowance for unrelated adults with unlimited family members.

How many related adults are permitted in peer city zoning?

- All cities we looked at permit unlimited relatives to live together. Some do not permit it in combination with unrelated adults (either/or)

Do other cities permit more unrelated adults in larger houses?

- Other cities whose zoning codes we reviewed regulate all households the same and do not have provisions for larger houses.

Key questions, cont.

Single-unit houses, duplexes and ADUs – total occupancy

- Currently no limit on the number of related adults who may live in a primary dwelling unit.
- A duplex, if permitted by underlying zoning, creates two primary dwelling units.
- Accessory Dwelling Units are only permitted with a primary single-unit use (e.g one house, not a duplex) and are limited to one occupant per 200 square feet.

Scenarios:

1. Current zoning scenario: one 2,000 sf house and one ADU
 - House: 2 partners or unrelated adults, unlimited relatives = unlimited occupants, but most must be related
 - ADU: 1 occupant per 200 sf. 1,000 sf ADU = 5 occupants
2. Proposed zoning scenario: one 2,000 sf house and one ADU
 - House: 6 unrelated adults, unlimited relatives = unlimited occupants, but some must be related
 - ADU: 1 occupant per 200 sf. 1,000 sf ADU = 5 occupants
3. Proposed zoning scenario with duplex: one 2,000 sf house, divided into two 1,000 sf units (where permitted by underlying zoning)
 - Units: 5 unrelated adults, unlimited relatives = 10 total unrelated adults, plus unlimited relatives
 - ADU: not permitted with a duplex use.

Key questions, cont.

How many homeowners associations (HOAs) are there in Denver?

- Approximately 900, most related to condominiums (source: various, including Fidelity National Title, CO Division of Real Estate). More info: <https://www.colorado.gov/pacific/dora/hoa-information-and-resource-center>

Who regulates HOAs?

- Homeowners associations are regulated by the state Dept. of Regulatory Agencies Real Estate Division. State and Federal HOA laws in effect in Colorado can be found here: <https://www.colorado.gov/pacific/dora/hoa-related-state-and-federal-laws>

What language in the Denver Zoning Code is outdated or unclear?

- This is detailed at length in the Problem Statements at [this link](#), and includes:
 - Confusing shelter type definitions, with ineffective and inequitable public involvement procedures,
 - Current spacing requirements make it difficult or impossible to combine a continuum of housing services at one site.
 - Regulation of shelter “beds” by city council districts uses a geography that changes every 10 years
 - Vehicle parking requirements for assisted living, community corrections and other uses exceeds demand and takes up space that could be used for programming.
 - List of specific uses makes it unclear how common but undefined uses – like recovery homes – should be regulated

Key questions, cont.

What impacts from existing facilities were observed during the 10-year moratorium on establishment of new Community Corrections facilities (2008-2018)?

- Less than 2% percent of Denver community corrections program participants are terminated from the program for committing a new crime.
- Dept. of Safety crime data from the last decade do not show any property or violent crime occurring near existing facilities that can be attributed to a resident or the presence of the facility.

What alternatives did the Group Living Advisory Committee consider to address the project problem statements?

A link to problem statements can be found [here](#). In 2018 and 2019, staff developed alternatives for consideration by the various GLAC topic-specific subgroups (Community Corrections, Shelters, Artist/DIY housing, Elder Housing, etc.). These alternatives were summarized in slide decks for GLAC meetings, and evolved meeting-by-meeting through committee and stakeholder discussion. All of these slides and facilitator summaries of the discussions can be found on the project website under “Past Meeting Information.” Examples can be found at the following links:

- [Household Alternatives](#) (from full GLAC meeting May 8, 2019)
- [Community Corrections](#) and Residential Care (From Community Corrections Subgroup meeting Dec. 12, 2019)
- [Shelters](#) (from Shelter subgroup meeting Dec. 2019)
- [Emerging Uses](#) (Tiny Home Village, SRO, etc., from March 2019 subgroup meeting)


Additional Slides

Peer City CCF Zoning Requirements

City	Spacing between facilities	Spacing from Schools	Spacing from Residential	Spacing: other	Parking Required	Size limitations
Denver	2,000 feet, no more than 2 facilities within 4,000-foot radius	1,500 feet	1,500 feet	NA	I-MX-: 0.125 spaces/unit All other permitted districts: 0.25 spaces/unit	I-MX-, Downtown Districts: 40 residents I-A, I-B: 120 residents (with exceptions)
Albuquerque	1,500 feet	NA	NA	Liquor establishments prohibited within 500 feet of Community Corrections or other residential facilities	1 space/4 persons design capacity	NA
Salt Lake City	2,640 feet	2,640 feet (also from parks, churches, daycares)	2,640 feet		1 space per 4 residents, 1 space per 2 employees	NA
Houston	1,000 feet	NA	NA	NA	NA – determined by manager	Max occupancy 75 persons
Kansas City	1,500 feet	500 feet (may be waived in case of major thoroughfare, waterway or other barrier)	NA	NA	Determined by manager	NA
San Diego	1,320 feet from any group living; 5,280 feet from other CCF	1,000 feet	600 feet	NA	1 space/4 beds (25< residents) 1 space/5 beds (25+ residents)	64 beds per sleeping area
Minneapolis	1,320 feet	NA (see Spacing: other)	NA (see Spacing: other)	300 feet from any non-industrial zone district	1 space/bed	NA
Portland	600 feet	600 feet	NA	NA	1 space/4 beds	NA
Tacoma	2,640 feet	NA	NA	NA	Determined by director	NA

What would change? Summary of Current & Proposed Residential Care Regulations

Current

- 
- **Small:** 8 or fewer guests (or up to 100 guests for no more than 130 days/year for shelter)
 - 6,000 square-foot min. lot size
 - **Large:** 9 or more guests
 - Building construction date requirements in SU, TU and RH zone districts
 - Cap of 20 guests in SU, TU and RH districts
 - 6,000 square-foot min. lot size
 - Spacing and Density requirements
 - **Shelters and Community Corrections**
 - Additional buffers required from other uses
 - Additional limits on permitted zone districts

Proposed

- **Type 1:** 10 or fewer guests, or up to 100 guests for no more than 130 days/year (an existing shelter provision in the code)
- **Type 2:** 11 to 40 guests
 - 12,000 square-foot min. lot size in SU, TU, RH
 - Spacing requirements (up to 1,200 sf)
- **Type 3:** 41 to 100 guests
 - Permitted only in higher-intensity zone districts
 - Spacing Requirements (up to 1,200 sf)
- **Type 4:** 101+ guests
 - Permitted only in higher-intensity zone districts
 - Spacing and Density Requirements

