

ORDINANCE NO. 13, 1981
OF THE COUNCIL OF THE CITY OF FORT COLLINS
BEING AN ORDINANCE AMENDING CERTAIN SECTIONS
OF CHAPTER 118 OF THE CODE OF THE CITY OF
FORT COLLINS BEING A PART OF THE ZONING ORDINANCE
INSOFAR AS IT RELATES TO GROUP HOMES

WHEREAS, at the present time, the Code of the City of Fort Collins does not specifically address the location of group homes in the City Zoning Ordinance, and

WHEREAS, the City has received inquiries from interested citizens concerning the possibility of locating group homes in the City of Fort Collins.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows

Section 1 That Section 118-11 (Definitions) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a definition of GROUP HOME to read as follows

"GROUP HOME A residence operated as a single dwelling, licensed or approved by a governmental agency, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, social, behavioral, or disciplinary problems, provided authorized supervisory personnel are present on the premises "

Section 2 That Section 118-40 (A) (Permitted Uses in the R-E, Estate Residential District) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a permitted use to read as follows, with the existing subsections arranged accordingly

"(6) Group Homes, subject to approval by special review "

Section 3 That Section 118-41 (A) (Permitted Uses in the R-L, Low Density Residential District) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a permitted use to read as follows, with the existing subsections arranged accordingly

"(6) Group Homes, subject to approval by special review."

Section 4. That Section 118-43 (A) (Permitted Uses in the R-M, Medium Density Residential District) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a permitted use to read as follows, with the existing subsections arranged accordingly

"(9) Group Homes"

Section 5 That Section 118-44 (A) (Permitted Uses in the R-H, High Density Residential District) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a permitted use to read as follows, with the existing subsections arranged accordingly

"(21) Group Homes"

Section 6 That Section 118-63 (A) (Permitted Uses in the B-6, General Business District) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a permitted use to read as follows, with the existing subsections arranged accordingly

"(23) Group Homes"

Section 7 That Section 118-81 (D) (Off-Street Parking Requirements) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a new subsection (3) (F) with the existing subsections arranged accordingly Said new subsection (3) (F) shall read as follows

"(3) (F) For each group home, two parking spaces for each three (3) employees In addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating a personal automobile "

Section 8 That Section 118-82 (Supplementary Regulations) of the Code of the City of Fort Collins be, and the same hereby is, amended by the addition of a new subsection (F) (Group Home Regulations) with the existing subsections arranged accordingly Said subsection (F) (Group Home Regulations) shall read as follows

"(F) Group Home Regulations

- (1) Group homes shall conform to the lot area and separation requirements as specified in the following table

<u>Zone</u>	<u>Maximum Number of Residents Excluding Supervisors for Minimum Lot Size</u>	<u>Additional Lot Area for Each Additional Resident</u>	<u>Maximum Permissible Residents Excluding Supervisors</u>	<u>Minimum Separation Requirement Between Any Other Group Home</u>
R-E R-L	(GROUP HOMES AS APPROVED BY SPECIAL REVIEW)			
R-M	6	750 s f	15	1000 ft
(R-H B-G	6	500 s f	20	700 ft

(2) Special Review

(a) Special review proceedings shall begin with the filing of an application for a group home use, submitted to the Planning Office. The Planning and Zoning Board shall conduct a public hearing and approve, disapprove, or approve with conditions the group home use. The decision of the Planning and Zoning Board may be appealed to the City Council pursuant to the provisions in Chapter 2 of the Code of the City of Fort Collins.

(b) In order to prevent the concentration of group homes and the potential negative impact that may be caused to a neighborhood by a high concentration of this type of facility, a group home in the R-L or R-E zone should not generally be located closer than 1/3 mile from any other group home, unless a physical barrier, such as an arterial street or highway, railroad tracks, waterway, commercial district, topographical change, or other characteristic would avoid concentration of group homes.

This provision is intended to ensure that the limited capacity of a neighborhood's existing social structure to accommodate group homes is not exceeded, and further, to protect such homes from over-concentration within one neighborhood thereby inadvertently recreating an institutional setting.

(c) The size, scale and general appearance of a group home shall be consistent with the general physical character of the neighborhood in which it is located.

Introduced, considered favorably on first reading and ordered published this 3rd day of February, 1981, and to be presented for final passage on the 17th day of February, 1981

Mayor Lawrence P. Gray

ATTEST

Wanda H. Kravcek
City Clerk

Passed and adopted on final reading this 17th day of February, 1981

Mayor Lawrence P. Gray

ATTEST

Wanda H. Kravcek
City Clerk