

ORDINANCE NO 118, 1980
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

"(7) Group Homes"

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

"(7) Group Homes"

Section 4 That Section 118-40 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

Tabled

"(10) 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

"(22) Group Homes"

Section 6 That Section 118-63 (A) (Permitted Uses in the B-G, 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

"(24) 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 (F) and (G) renumbered accordingly, said new subsection to 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 insertion of a new subsection (F) (Group Home Regulations) with all existing subsections relettered accordingly Said subsection (F) (Group Home Regulations) shall read as follows

"(F) Group Home Regulations Group homes shall conform to the lot area and separation requirements as specified in the following table

<u>Zone</u>	<u>Minimum Lot Size</u>	<u>Maximum No 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 H</u>
R-E	9000 s f	6	1500 s f	10	2000 f
R-L	6000 s f	5	1200 s f	10	2000 ft
R-M	6000 s f	6	750 s f	15	1000 ft
R-H B-G	6000 s f	7	500 s f	20	700 ft

Introduced, considered favorably on first reading and ordered published this 19th day of August, 1980, and to be presented for final passage on the 2nd day of September, 1980

Mayor

ATTEST

City Clerk

Passed and adopted on final reading this 2nd day of September, 1980

Mayor

ATTEST

City Clerk