

Group Homes

What is a Group Home?

Group Homes are a form of housing that allows un-related people requiring support or supervision to live together. Fort Collins allows two varieties of Group Homes: Residential Group Homes and Large Group Care Facilities.

What is the difference between a Residential Group Home and a Large Group Care Facility?

Residential Group Homes are in a single-family house while a Large Group Care Facility is located in a purpose-built structure.

Where can Group Homes be in the City of Fort Collins?

The only zone districts that do not allow Group Homes are the Rural Lands (RUL), Public Open Lands (POL), River Conservation (RC), and Industrial (I) zones.

Does U + 2 apply to Group Homes?

No. Group Homes are a distinct category of housing that is not subject to the City's occupancy ordinance.

Why are Group Homes considered a residential use?

Group Homes provide housing for people, so the nature of a Group Home is like a typical household. Group Homes tend to be for-profit ventures but the activities that occur in a Group Home are residential in nature. Federal and State mandates further clarify why Group Homes are considered a residential use.

What federal laws apply to Group Homes?

The Fair Housing Act (FHA) applies to Group Homes. The FHA prohibits discrimination based on race, color, religion, national origin, gender, handicap, or familial status. Many residents of group homes have a handicap as defined in the FHA. The FHA requires municipalities to make reasonable accommodations for group home operators to afford persons with handicaps equal housing access. that Municipalities *must* permit modification requests to their zoning standards if the request does not fundamentally alter the zoning scheme or result in an undue financial or administrative burden on the municipality.

How does the City process reasonable accommodation requests?

Land Use Code Section 2.19 contains the process for reasonable accommodation requests. The applicant must supply property information including current use, confirmation they will be serving an individual covered under the Americans with Disabilities Act (ADA) or FHA, the standard from which they are seeking relief, and why the reasonable accommodation request is necessary. The Director of Community Development and Neighborhood Services (CDNS) may require a public meeting for concerned residents to obtain additional information about the request or discuss what may constitute a reasonable accommodation for an application. The

CDNS Director must render a decision within 45 days of receiving the application. Any appeal goes to the City Manager.

Resources

[Zoning Matrix](#)

[Zoning Map](#)

[City of Fort Collins Land Use Code](#)

Department Contact Information (Header 1)

Provide primary contact information that best related to the topic area here. (Normal)