

O-2013-27

**AMENDING THE LAKEWOOD ZONING ORDINANCE BY ADDING LANGUAGE  
TO SECTION 17.4.3.L RELATING TO GROUP HOMES**

WHEREAS, the City of Lakewood is a home rule city of the state of Colorado with full authority to legislate in matters of local concern such as zoning and land use matters; and

WHEREAS, group homes are a matter of local concern and are regulated by the zoning ordinance; and

WHEREAS, group homes are also regulated by the federal government through the Fair Housing Act; and

WHEREAS, the Lakewood Zoning Ordinance was amended on December 10, 2012 including changes to the regulations for group homes; and

WHEREAS, changes to group home regulation included removal of notification requirements; and

WHEREAS, Planning staff spent six months collecting data and public comment on the impacts of the new ordinance; and

WHEREAS, many of the comments heard by planning staff included requests for more notice and more information regarding group homes; and

WHEREAS, the Planning Commission conducted a public hearing on November 20, 2013, and voted 5 to 0 to recommend the increased notice requirements for group homes to the City Council,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Subsection L of Section 17.4.3 of the Lakewood Zoning Ordinance is amended to read as follows:

17.4.3.L Group Home:

A group home serving nine or more clients shall be subject to the following:

1. The group home shall be limited to those individuals protected by the Fair Housing Act.
2. The group home shall not be located closer than 750 feet from any other group home of a similar type.

3. Any structure shall maintain the residential character of the neighborhood.
4. The group home shall not create a fundamental alteration to the City's land use and zoning scheme.
5. The group home shall not impose an undue financial or administrative burden to the City.
6. Upon application for a group home, the Planning Department shall send an informational notification to property owners within 300 feet of the subject property and registered neighborhood organizations within ¼ mile of the subject property. This requirement may be waived by the Director when required by state or federal law based on privacy or security issues associated with the resident population of the proposed group home.

SECTION 2. This ordinance shall become legally effective forty-five (45) days after publication following final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 9<sup>th</sup> day of December, 2013; published by title in the Denver Post and in full on the City of Lakewood's website, [www.lakewood.org](http://www.lakewood.org), on the 12<sup>th</sup> day of December, 2013; set for public hearing on the 13<sup>th</sup> day of January, 2014, read, finally passed and adopted by the City Council on the 13<sup>th</sup> day of January, 2014 and, signed and approved by the Mayor on the 14<sup>th</sup> day of January, 2014.

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Bob Murphy, Mayor

ATTEST:

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Margy Greer, City Clerk

APPROVED AS TO FORM:

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Tim Cox, City Attorney