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### Group Home Defined

Group care home means a facility of 12 or fewer persons, including staff, providing residential and special care and supervision within a dwelling where persons are living together with staff, as a single housekeeping unit, providing care, supervision, and treatment exclusively for residents protected by the provisions of the Federal Fair Housing Act (FHA). The term "group care home" does not include group care facilities, halfway houses, residential rehabilitation facilities, residential childcare facilities, or penal/correctional facilities

### Residential Recovery Residence (Sober Living Residence) Defined

Sober living home means a residential dwelling used by persons protected by the provisions of the Federal Fair Housing Act (FHA) who are not currently, illegally using or addicted to a controlled substance but are recovering from abuse of alcohol or a controlled substance, where the residence serves as an interim environment between rehabilitation and treatment facilities and mainstream society.

### Submittal Requirements for Group Homes and Residential Recovery (Sober Living) Residences:

#### 1. Change of Use Application

- Note that this may also require additional submittals, such as a Building Permit.

#### 2. Operation/Business Plan (include the following information):

- Whether or not the structure will be owner occupied
- Number of residents
- Number of staff
- Number of occupants overnight
- Treatment and check-in requirements
- Length of resident stay (i.e. > 30 days, > 90 days, indefinite, etc.)
- Clarification on whether residents receive custodial care (assistance with day to day living tasks or person who have mental complications that would require slower evacuation rate).
- Indicate if residents are transient (whether or not they reside in the building for less than 30 days) or if residents are both transient and non-transient.
- Description of the ambulatory condition of residents.
- Plan for security or supervision of the premises.

#### 3. CARR (Colorado Agency for Recovery Residences) or other State issued certification(s). If recently applied for and not certified yet, provide a copy of application submitted to the State.

#### 4. Building Information: (include the following):

- Square footages for both the building and each bedroom. Architectural plans can be included if available.
- Fire sprinklers or suppression (existing or proposed)
- Information regarding any building alterations, remodeling, or renovations

#### 5. Please note that a safety inspection, performed by Building Services and Fire Department representatives, will likely be required to verify information provided.

**Please note the following standards related to Group Homes and Residential Recover (Sober Living) Residences:**

- No private kitchen facilities shall be located in any bedroom.
- A use sited in an existing structure and housing more than five clients shall meet the requirements stated in the current city-adopted building code.
- Only housing types allowed in each zoning district are allowed for group care homes. All new or existing structures shall be compatible in terms of building mass, scale, and design with the character of any surrounding residential neighborhood.
- Occupancy limits: the number of residents occupying a facility at any one time, including staff and family of staff, shall not exceed building code occupancy limitations.
- Location: In the MU-D zoning district, group care homes shall not be located on the ground floor on a lot adjacent to Main Street.
- Number: only one group care home is permitted per dwelling unit.
- Note that per Ordinance No. O-2025-33, Registered Sex Offenders (RSOs) are only permitted to live in residences which are 500 feet or greater from Schools, Parks, and Child Care Centers. Furthermore, a maximum of 3 RSOs may live in any one dwelling.

**Process**

**1. Submission of materials**

- Submit all required items to: [Longmont.Planning@LongmontColorado.gov](mailto:Longmont.Planning@LongmontColorado.gov).

**2. Staff review**

- Staff will review the application materials and provide any necessary feedback and may require corrections or additional information. The applicant will be required to resubmit information. This step of the process may occur more than once if information submitted is not sufficient.

**3. Inspections**

- The Fire and/or Building Departments may require an inspection to confirm information submitted with the submittal information.

**4. Fire Permit**

- If it is determined through application materials or inspections, a fire permit for suppression or sprinklers could be required.

**5. Issuance of Change of Use, Issuance New Cert of Occupancy**

- Once the process above is complete, the Change of Use can be approved. This will typically coincide with the issuance of a Certificate of Occupancy.

**Resources**

- [Change of Use Application](#)
- [Section 15.04.030. Use-specific standards](#)
- Code Definitions for Group living uses (from Section 15.10.010)
- Registered Sex Offender (RSO) Ordinance
- Building Code Interpretation regarding Congregate Living suppression requirements
- Inspection Contacts:
  - Building: 303-651-8332
  - Fire Department: 303-651-8426

## **Sec. 15.04.030. Use-specific standards.**

### **B. Residential uses.**

6. *Boardinghouse, roominghouse.* In the MU-D zoning district, boardinghouses and roominghouses shall not be located on a lot adjacent to Main Street.
7. *Group care home.*
  - a. *Location.* In the MU-D zoning district, group care homes shall not be located on the ground floor on a lot adjacent to Main Street.
  - b. *Number.* Only one group care home is permitted per dwelling unit.
  - c. *Licensing.* Certification or licensing by the applicable governmental agency is a prerequisite to site plan approval or issuance of a certificate of occupancy.
  - d. *Security and supervision.* Group homes shall include a plan for security and supervision of the premises.
  - e. *Occupancy limits.* The number of residents occupying a facility at any one time, including staff and family of staff, shall not exceed building code occupancy limitations.
  - f. *Development standards for facilities.*
    - i. No private kitchen facilities shall be located in any bedroom.
    - ii. Such use sited in an existing structure and housing more than five clients shall meet the requirements stated in the current city-adopted building code.
    - iii. Only housing types allowed in each zoning district are allowed for group care homes. All new or existing structures shall be compatible in terms of building mass, scale, and design with the character of any surrounding residential neighborhood.
  - g. *Abandonment of use.* If active and continuous group care home operations are discontinued for a period of 12 consecutive months in a group care home that was approved under this development code, the use shall be considered abandoned. The use may be reinstated only after obtaining a new site plan approval or waiver.
8. *Sober living home.*
  - a. Only housing types allowed in each zoning district are allowed for sober living homes.
  - b. In the MU-D zoning district, sober living homes shall not be located in a Main Street storefront.
  - c. The number of residents occupying a home shall not exceed building code occupancy limits.
9. *Group care facility.*
  - a. Shall comply with the same standards for a group care home in section 15.04.030.B.7.
  - b. In the MU-D zoning district, group care facilities shall not be located on a lot adjacent to Main Street.
10. *Independent living facility.*
  - a. Only housing types allowed in each zoning district are allowed for independent living facilities.
  - b. In the MU-D zoning district, independent living facilities shall not be located on a lot adjacent to Main Street.
11. *Rehabilitation and treatment facilities.* Shall comply with the same standards for a group care home in section 15.04.030.B.7. In addition, shall comply with the following:
  - a. All halfway houses shall comply with the reporting requirements stated in chapter 9.48.
  - b. Rehabilitation and treatment facilities shall include a plan for security and supervision of the premises.
  - c. Rehabilitation and treatment facilities shall be located a minimum of 500 feet from a residential lot in a residential zoning district.

City of Longmont Code Definitions for Group living uses (from Section 15.10.010)

*Group living uses.* Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet the definition of the term "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a family. Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses may include recreational facilities and vehicle parking for occupants and staff.

*Boardinghouse, roominghouse* means a residential dwelling with at least two rooms that are rented or intended to be rented primarily for sleeping only, but which do not constitute separate dwelling units. Such facility is occupied by longer-term residents than hotels, motels or bed and breakfast establishments and includes sororities, fraternities and dormitories.

*Group care facility* means a facility of more than 12 persons, including staff, providing longer term residential and special care, supervision, and treatment exclusively for residents protected by the provisions of the federal Fair Housing Act (FHA), including, but not limited to, assisted living facilities and nursing homes. The term "group care facility" does not include halfway houses, residential rehabilitation facilities, residential childcare facilities, or penal/correctional facilities.

*Group care home* means a facility of 12 or fewer persons, including staff, providing residential and special care and supervision within a dwelling where persons are living together with staff, as a single housekeeping unit, providing care, supervision, and treatment exclusively for residents protected by the provisions of the Federal Fair Housing Act (FHA). The term "group care home" does not include group care facilities, halfway houses, residential rehabilitation facilities, residential childcare facilities, or penal/correctional facilities.

*Independent living facility* means a multifamily dwelling restricted to adults at least 55 years of age or older, that includes central dining facilities and provides residents with access to meals and other services such as housekeeping, transportation, and social and recreational activities. Independent living facilities do not provide skilled medical and residential care and assistance such as those provided at a group care facility.

*Rehabilitation and treatment facility* includes the following facilities:

*Halfway house* means a licensed home for inmates on release from more restrictive custodial confinement who were initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation and counseling are provided to mainstream residents back into society, enabling them to live independently, excluding foster homes housing not more than two juveniles.

*Residential childcare facility* means a facility so licensed by the state department of human services pursuant to part 1 of article 6 of title 26, Colorado Revised Statutes, to provide 24-hour group care and treatment for children operated under private, public, or nonprofit sponsorship. The term "residential childcare facility" does not include a homeless youth shelter as defined by the state.

*Residential rehabilitation facility* means an institutional facility for persons referred by a state department or division, or by a physician or medical institution, wherein medical treatment, counseling, rehabilitation and 24-hour on-site supervision are provided for substance abuse, emotional disorders, physical disabilities, or other medical conditions, with the goal of enabling residents to live independently when treatment is completed.

*Sober living home* means a residential dwelling used by persons protected by the provisions of the Federal Fair Housing Act (FHA) who are not currently, illegally using or addicted to a controlled substance but are recovering from abuse of alcohol or a controlled substance, where the residence serves as an interim environment between rehabilitation and treatment facilities and mainstream society.