

What about Artist/DIY/Emerging residential uses?

CURRENT CONDITIONS

Problems Identified:

- The Denver Zoning Code’s definition of “Household” places limits on the number of unrelated individuals who can live together. These restrictions inhibit the development of nontraditional residential typologies like artist housing, cooperative housing and co-living.
- The Denver Zoning Code’s Household and Group Living definitions and use limitations make it difficult to establish creative spaces that combine low-cost housing with flexible performance venues, assembly and gallery venues, and the narrow “Live/Work Dwelling” category has proven inapplicable to such uses.
- Key terminology used in the Denver Zoning Code is not always consistent with corresponding language in the Building, Fire and Health Safety codes. This leads to confusion in interpreting the correct language and regulations between the codes, causing delays and additional expenses as staff and property owners resolve the conflicts.

Intergenerational Living:

- **Limited by Household Size**



Co-living, Single-Room Occupancy, “Adult Dorms”

- **Unclear Building Form, Use Definition**



Tiny House Village:

- **Unclear Building Form, Use Definition**



Cooperative Living:

- **Limited by Household Size**



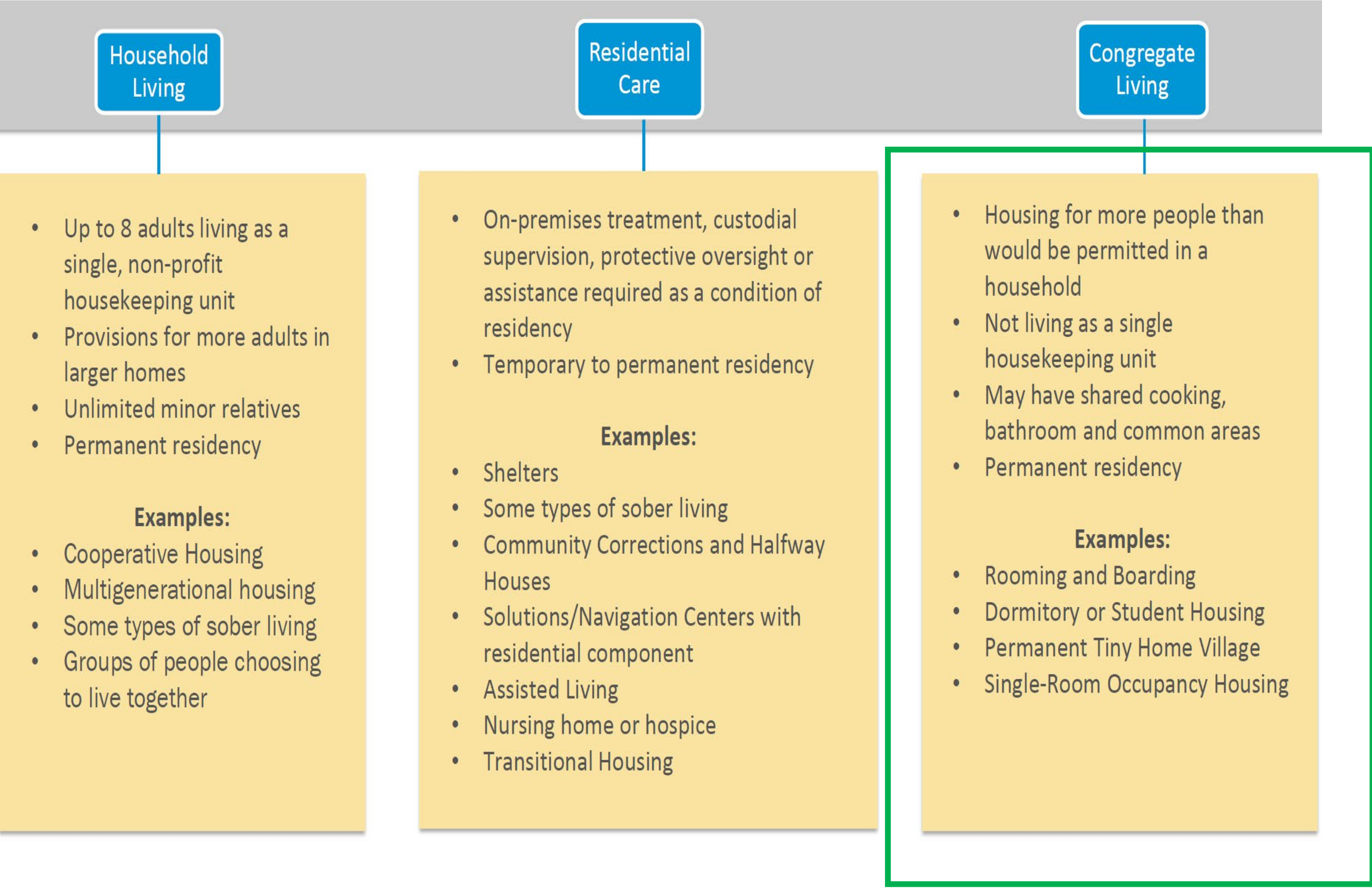
What about Artist/DIY/Emerging residential uses?

PROPOSED CHANGES

Proposed Solutions:

- Update the way the city regulates Household uses to allow more unrelated people to live together, allowing a range of creative, flexible housing options.
- Permit permanent tiny home villages, single-room occupancy housing and similar uses in zone districts that allow multi-unit housing.
- Collaborate with Building and Fire staff to clarify and update, where possible, non-zoning regulations governing proximity of living and working space in live/work uses.

Proposed Residential Use Types

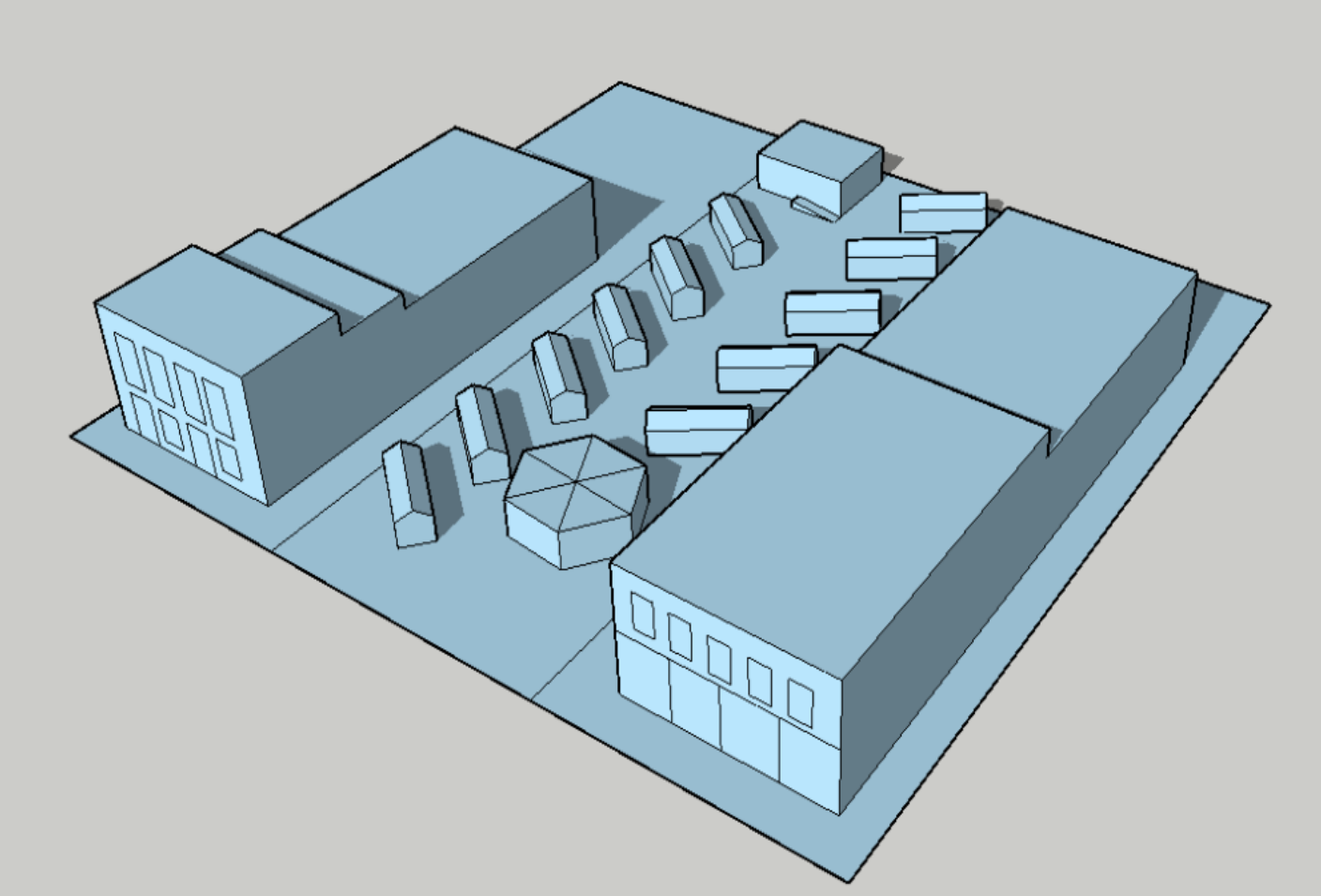


What standards would tiny home villages have to meet?

Common structures or sleeping units would have to meet underlying zone districts' public realm requirements, such as build-to, transparency, maximum setbacks, etc.

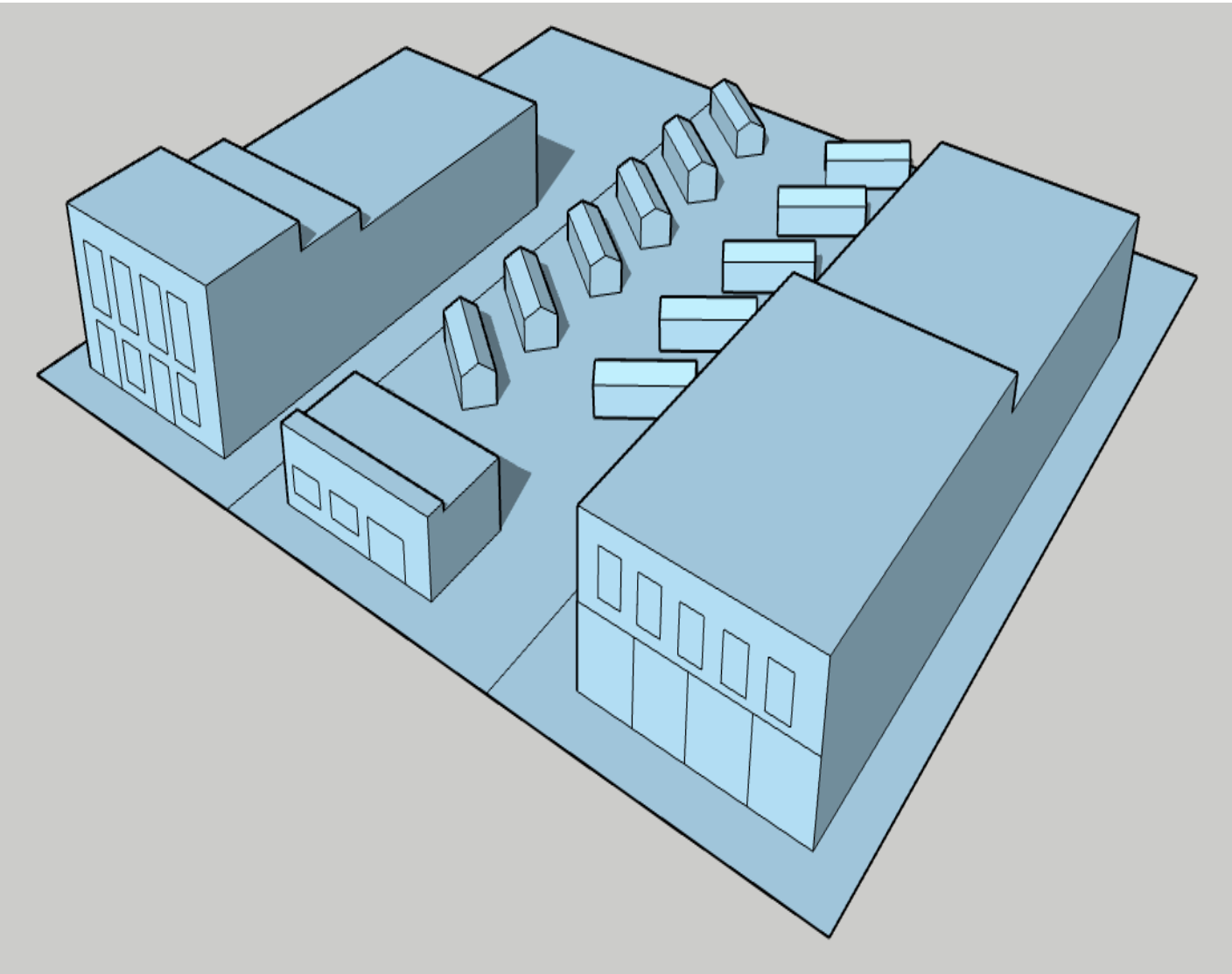
Temporary Tiny Home Village

- Grants flexibility from building form, site design standards



Desired Configuration for future long-term and permanent Tiny Home Village uses

- Common structures address public realm
- Meet Zone District build-to, transparency and active use requirements



Where are congregat Living Uses permitted?

Zone districts that permit multi-unit and mixed-use residential:

- Multi-Unit (MU)
- Mixed Use (MX)
- Residential Mixed Use (RX)
- Similar districts