

Group Living Code Amendment

Emerging Trends Problem Statement

Overview

This document outlines problems identified with the Denver Zoning Code (DZC)'s regulations for emerging trends in group living. They include problems identified by a committee of design professionals, developers, service providers, clients, "Tiny Home Village" advocates, neighborhood representatives, and by city staff.

Committee Goals

A subcommittee of the Group Living Advisory Committee collaboratively developed and agreed to a series of goals for identifying emerging trends in group living. These goals served as a lens through which clarity and enhancements may be suggested for the Denver Zoning Code:

1. Identify examples of emerging trends in residential group living from around the United States for potential inclusion in the Denver Zoning Code. A few examples of emerging trends already identified include Tiny Home Villages, cooperative housing communities, and modern single room occupancy residences.
2. Examine zoning and building codes from peer cities where emerging trends in group living are taking place for best practices that may be incorporated into the Denver Zoning Code.
3. Develop recommendations to enable long-term to permanent locations for "Tiny Home Villages" and other emerging trends unanticipated in the Denver Zoning Code.
4. Revisit the definition of "Household" to examine if the number of unrelated individuals allowed to cohabitate within a dwelling unit adequately reflects Denver's diverse household configurations

Problems identified in the Denver Zoning Code

Potential issues with the Code identified by the Group Living Advisory Committee are listed below. They are further detailed in the full Problem Statement document, available at www.denvergov.org/groupliving.

1. The zoning definition of "household" is too restrictive, limiting the number of unrelated individuals who can live together.
2. Typical building forms and use types for co-housing and tiny home villages do not comply with current building form standards or use definitions in the code.
3. Single Room Occupancy is categorized as a lodging use which may be negatively impacting its development as an attractive group living option.

Examples: Evolving Residential Needs

Intergenerational Living:

- Limited by Household Size



Proposed "Adult Dorm"

- Unclear Building Form, Use Definition



Tiny House Village

- Unclear Building Form, Use Definition



Cooperative Living

- Limited by Household Size

