

HOUSEHOLD REGULATIONS

What is wrong with the current definition?

The current definition of “household” is outdated and limits current and common living arrangements and reduces affordability, especially for people who could live with roommates. The current zoning permits the following:

- Single-Unit Use: Two (2) unrelated adults with an unlimited number of relatives.
- Multi-Unit Uses: Four (4) unrelated adults with an unlimited number of relatives.

Why this matters:

- Significantly lower limit on unrelated adults compared to peer and Front Range cities(average is 5)
- Forces uses otherwise functioning as households into more restrictive Group Living category
- Limits desired uses (cooperative living, co-living, etc.)
- Equity issue in city with high housing costs
- Prevents people from buying or renting housing together, though data shows increasing numbers of Coloradans live with friends and nonrelated roommates.
- Update would benefit neighborhoods and widen opportunities for housing by allowing people to pool resources, couples to take on a roommate, families to share housing, etc.



How does Denver propose to change the way household living is regulated?

Change the definition of “household” to allow more unrelated people the choice to live together, subject to existing building, fire, and housing code requirements to protect health and safety. Propose to regulate household living as follows:

- Treat single-unit dwellings (houses) and multi-unit dwellings (duplexes, apartments, etc.) the same
- Allow any dwelling unit to be occupied by up to 8 unrelated adults living as a housekeeping unit
- Allow any number of minor relatives (including adoption, marriage, guardianship, etc.)
- Where a structure exceeds 1600 square feet in gross finished floor area, an additional 1unrelated adult would be permitted for every 200 additional square feet.