

Former Ch. 59 Household Bridge Amendment

Overview
March 2021

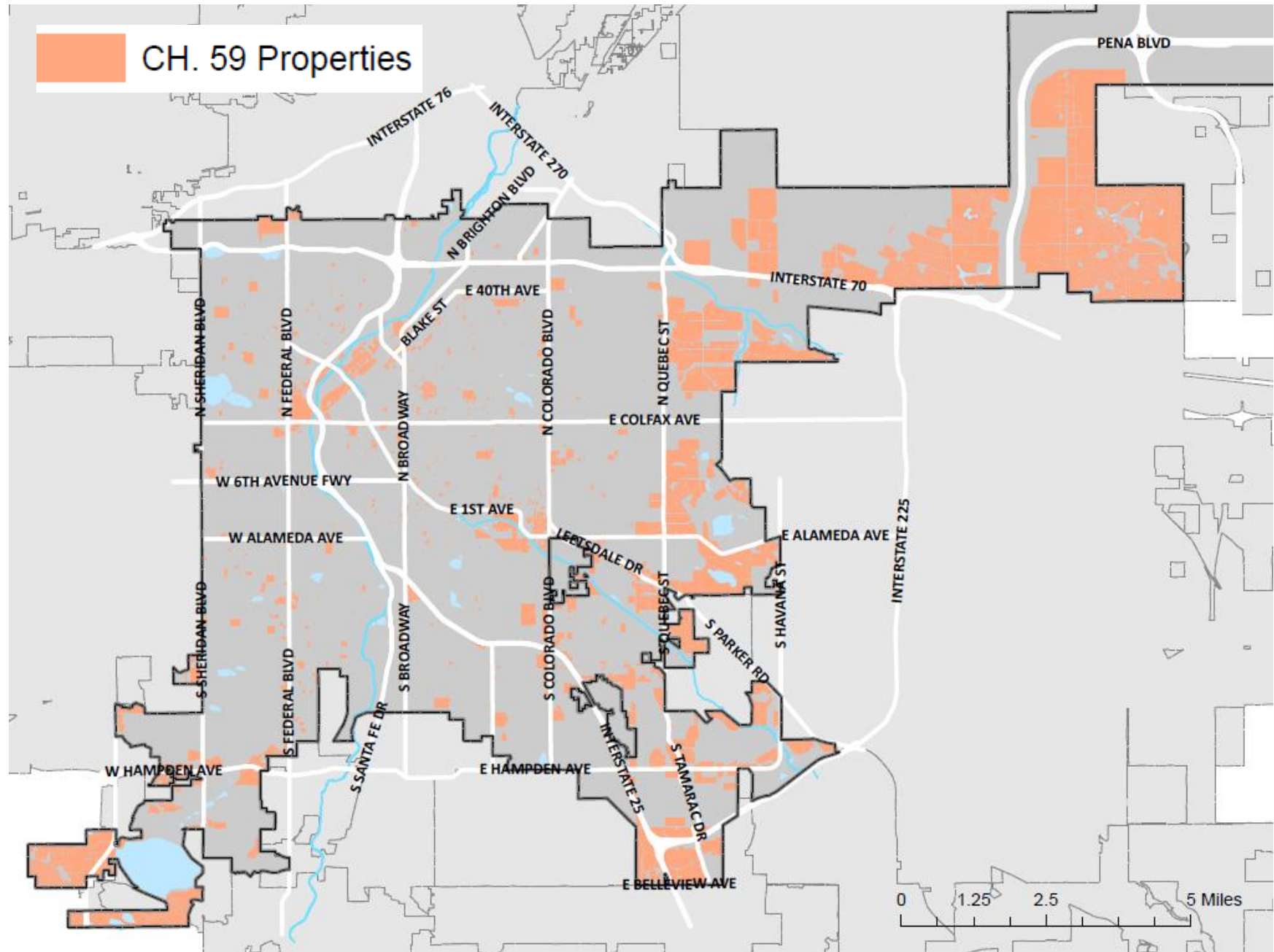


What is this project about?

- Amend the Denver Revised Municipal Code to “bridge” the Denver Zoning Code’s definition of household to areas under Former Ch. 59, or the “old code.”
- Follow-up to the recently adopted Group Living amendments to the Denver Zoning Code
 - Make updated regulations for households effective citywide,
 - Allow up to 5 unrelated adults to live together in any dwelling unit in the city.

What areas will it impact?

- Updated Household regulations are currently in effect in areas under the Denver Zoning Code, shown generally in gray in this map
- This amendment would make them effective in areas under Former Ch. 59 code, shown in pink.



What's allowed now?

In one, detached home



Two unrelated adults
Unlimited relatives

No off-street parking requirement


In duplexes, apartments, condos (anything with 2 or more attached homes)



Four unrelated adults
Unlimited relatives

Has a minimum off-street parking requirement

 = unrelated adults

 = relatives



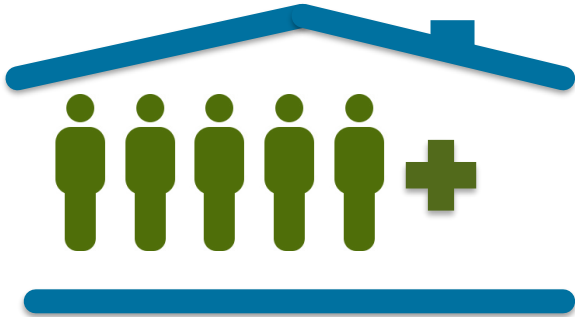
= unrelated adults



= relatives

What would this amendment allow?

- This amendment would mean all households citywide are regulated by the Denver Zoning Code's regulations:



- ✓ Households of any number of people as long as all residents are related


OR

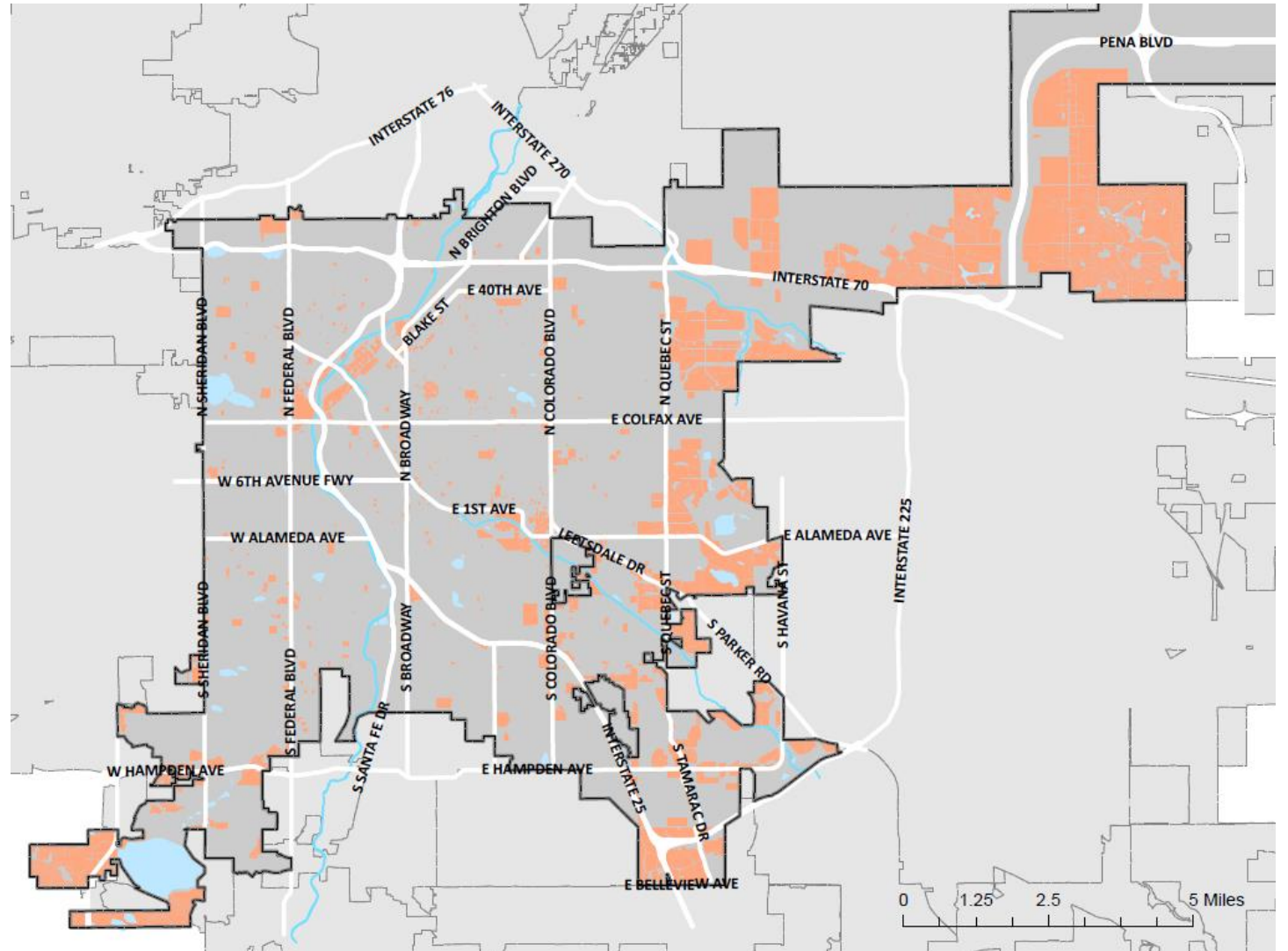


- ✓ Households of up to 5 adults where all adults are not related
 - Allows 5 roommates, a blended family of 5 adults, etc.
 - Does not allow additional adult relatives
 - Does not allow additional adults in larger dwelling units

FC59 Zoning Overview

- Just over 20% of the land area of the City is zoned Former Chapter 59 (“old code” or “FC59”)
- About 25% of Denver’s residential units are in FC59 areas

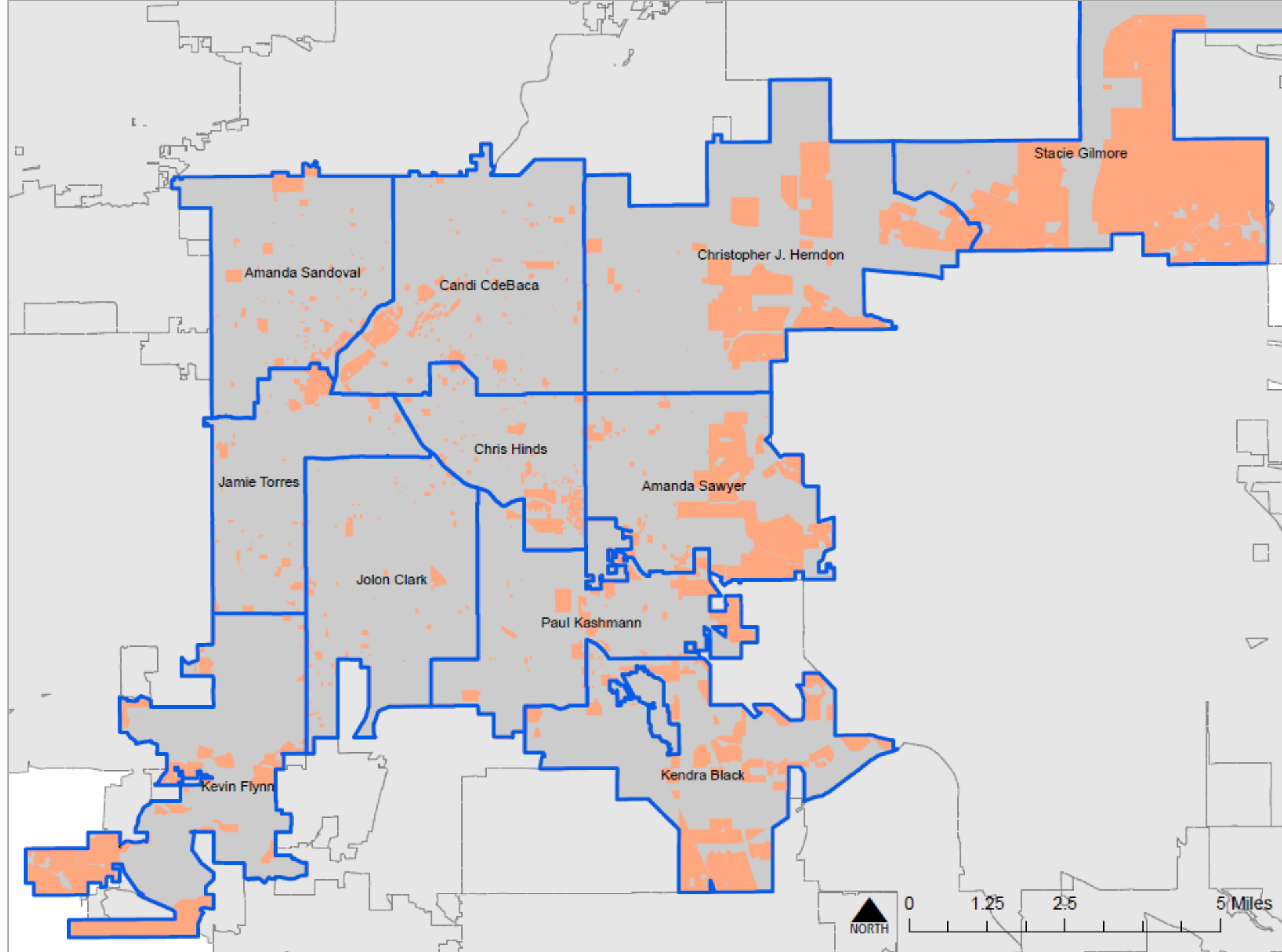
 CH. 59 Properties



Properties zoned FC59 as of November, 2020

FC59 Zoning by Council District

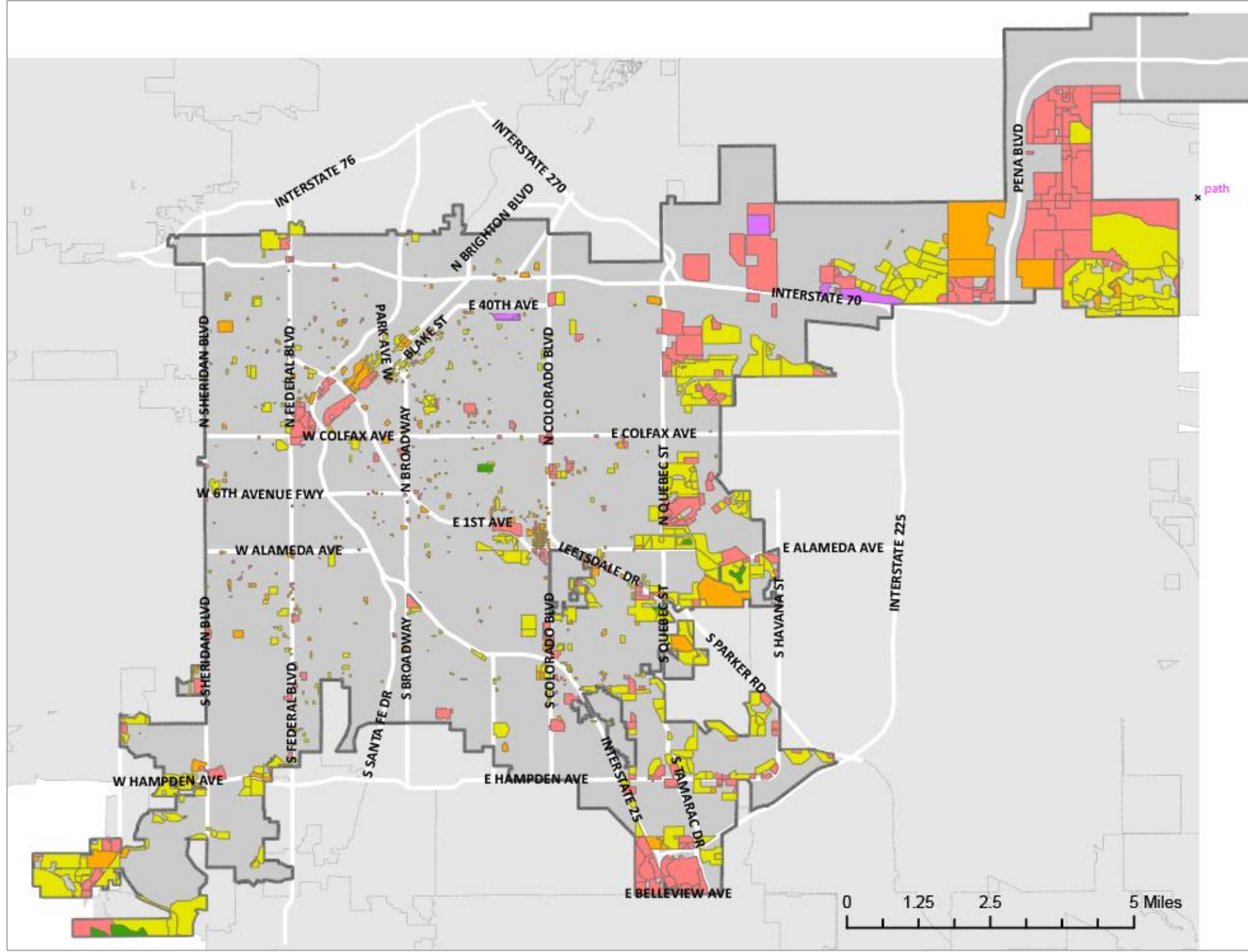
District	% of FC59 Land Area
11 (Gilmore)	33.97%
8 (Herndon)	16.72%
5 (Sawyer)	11.24%
4 (Black)	10.74%
2 (Flynn)	10.46%
6 (Kashmann)	4.79%
9 (CdeBaca)	3.46%
10 (Hinds)	2.61%
1 (Sandoval)	2.45%
3 (Torres)	2.26%
7 (Clark)	1.30%



FC59 Zoning by District Type

Zone District Type








- Commercial Mixed Use
- Industrial
- O-1
- Open Space
- PUD
- Residential

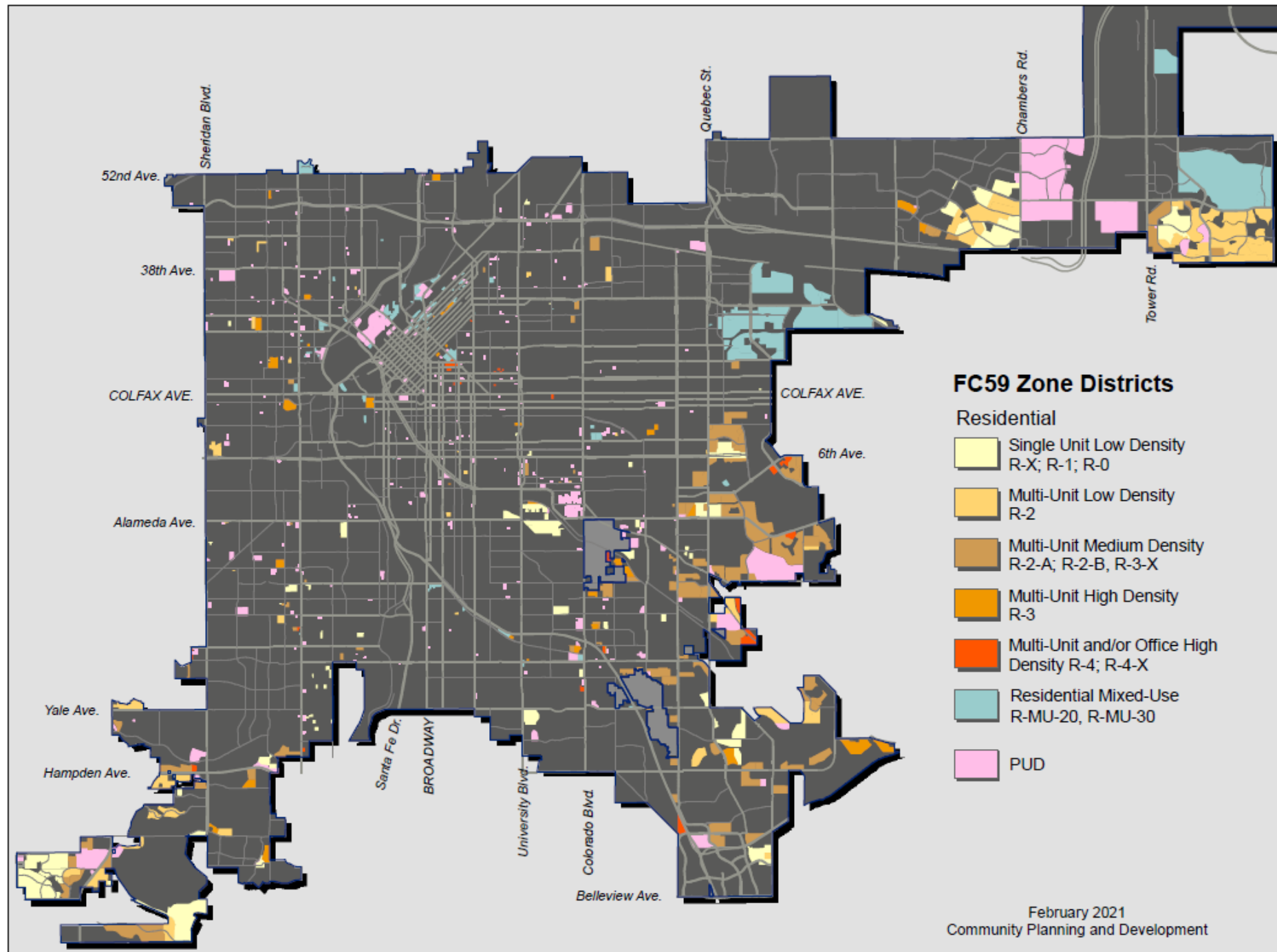


FC59 Zoning: Residential Intensity

FC59 Zone Districts








Residential

-  Single Unit Low Density
R-X; R-1; R-0
-  Multi-Unit Low Density
R-2
-  Multi-Unit Medium Density
R-2-A; R-2-B, R-3-X
-  Multi-Unit High Density
R-3
-  Multi-Unit and/or Office High
Density R-4; R-4-X
-  Residential Mixed-Use
R-MU-20, R-MU-30
-  PUD



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Transitioning From Former Chapter 59 Zoning

- **Proposed Solutions**
 - **Step 1 (this amendment): Make updated Household regulations effective in areas with FC59 zoning**
 - Near-term approach to citywide application of Group Living amendment
 - Does not change underlying zoning
 - Gives the same options for household size to all neighborhoods in Denver
 - Requires an amendment to DRMC, with public hearing at City Council
 - **Step 2: One City One Code**
 - Growing awareness that we need to get there more quickly
 - Explore city-driven and applicant-driven opportunities

Next Steps

Review Process Step	Timeline
City Council Land Use, Transportation and Infrastructure (LUTI) Committee	March 2, 2021
City Council first reading	March 8
City Council public hearing	April 5 (Council Bill 2021-0213)

More information about this proposed amendment and the Group Living Denver Zoning Code amendment can be found here: denvergov.org/groupliving.

Visit with staff during virtual “Office Hours,” Thursday afternoons and evenings – Schedule at www.denvergov.org/groupliving

Provide written feedback to project manager Andrew Webb at andrew.webb@denvergov.org and City Council at denc@denvergov.org.



Additional Info

Household Regulation Details: Non-Profit Housekeeping Unit

- **Non-Profit Housekeeping Unit.** A household comprised of people who live together as a family or as the functional equivalent of a family, and who share household activities and responsibilities, such as meals, chores, rent, and expenses. The choice of specific adults comprising the single non-profit housekeeping unit is determined by the members of such housekeeping unit rather than by a landlord, property manager, or other third party. Members of a single non-profit housekeeping unit are not required to seek services or care of any type as a condition of residency. All adult residents jointly occupy the entire premises of the dwelling unit.

Household Regulation Details: relatives

- ...any persons related by blood, marriage, civil union, committed partnership, adoption, or documented responsibility (such as foster care or guardianship)

Peer City Household Regulations

Unrelated Adults Allowed 2	Avg HH size	Unrelated Adults Allowed 3	Avg HH size	Unrelated Adults Allowed 4	Avg HH size	Unrelated Adults Allowed 5	Avg HH size	Unrelated Adults Allowed 6	Avg HH size	Unrelated Adults Allowed 8	Avg HH size
Denver	2.31	Boulder	2.18	Aurora	2.82	Arvada	2.48	Austin	2.47	Seattle	2.12
Englewood	2.15	Commerce City	3.10	Brighton	2.92	Castle Rock	2.88	Portland, OR	2.36	Vancouver, WA	2.46
		Fort Collins	2.46	Golden	2.24	Co. Springs	2.52	San Diego	2.96		
		Littleton	2.25	Northglenn	2.71	Lakewood	2.30	Spokane	2.43		
		Loveland	2.55	Thornton	2.86	Longmont	2.60				
		Wheat Ridge	2.16	Westminster	2.62	Parker	2.94				
		Salt Lake City	2.48	Las Vegas, NV	2.66	Uninc. Adams Cty.	3.00				
		Minneapolis	2.25	Boston	2.37	Uninc. Arap. Cty.	2.66				
				New Orleans	2.44	Albuquerque	2.48				
						Boise	2.46				
						Kansas City	2.36				
						Oklahoma City	2.59				
						Phoenix	2.87				
						Aspen	1.94				
						Crested Butte	2.00				
						Telluride	2.19				
Avg HH	2.23		2.43		2.63		2.52		2.56		2.29

Notes: All cities permit unlimited adult relatives to live as a household. Most cities cap the size of a household where not all adults are related.

Sources: U.S. Census Bureau Quick Facts; city and county zoning regulations

Average U.S. Household Size (2019): 2.51