

City	County	Year Definition Adopted	Maximum # of Unrelated Adults	Definition/Regulation	Square Footage Req't / Bedroom	Single Unit Parking Requirement(s)	Term
Denver	Denver	2021	5 Unrelated Adults, Unlimited # of Related Adults	Household a. A "household" is either: A dwelling unit occupied by persons in any one of the following f	Habitable rooms shall have a floor are of not less than 70 square feet	No Parking Requirements	Household
Aurora	Adams/Arapahoe	2001	4 persons	A group of persons related by blood, marriage, or adoption, living together as a single housekeeping unit	150 sf per occupant required	2 spaces per dwelling unit (spaces can be	Family
Brighton	Adams	2008	4 persons	An individual or 2 or more persons related by blood, marriage, or legal adoption, or a group of not more than 4 persons who are not related by blood, marriage or legal adoption living together in a dwelling unit.		2 spaces per dwelling unit	Family
Commerce City	Adams	2016	3 persons	An individual or 2 or more persons related by blood or marriage, or a group of not to exceed 3 persons (excluding servants) living together as a single nonprofit housekeeping unit in a dwelling unit. Family members include those defined by the Internal Revenue Code as dependents of the occupants; provided, however, that a family not include more than one registered sex offender, except if the members of the family are related by blood or marriage.		2 spaces / dwelling unit	Family
Northglenn	Adams	2019	4 persons	(1) An individual, or two or more persons related by blood, marriage, or adoption, excluding domestic	2 persons per bedroom	Residences: two (2) parking spaces for each	Family
Thornton	Adams	2011	4 persons	Individuals living together as a single housekeeping unit in which not more than four individuals are		Four spaces for each lot. At least two of these	Family
Westminster	Adams/Jefferson	2015	4 persons	A head of household plus, if applicable, any individuals related to the head of household by blood, marriage, adoption, or guardianship, including foster children placed by a state institution or a licensed child placement agency. 11-4-6. - Special Regulations. The following additional regulations apply as indicated below: (A) Single-Family Detached Dwelling Units: Permitted in the R2, R3, R4, and T1 Districts in accordance with the RA "Density Schedule" provisions. Duplexes are also permitted in the R3, R4, and T1 Districts in accordance with the R2 "Density Schedule" provisions. Multiple-Family Dwelling Units are also permitted in the T1 District in accordance with the R3 "Density Schedule" provisions. In the B1 District, a caretaker's quarters is allowed on or above the main floor, if said use is clearly ancillary to the primary business or commercial use. (B) Occupancy of Dwelling Units: Subject to the provisions of Chapter 12 of Title XI, "Rental Property Maintenance Code," W.M.C., no persons except the following persons shall occupy a dwelling unit: (1) Members of a family, together with bona fide domestic employees of such family; or (2) Up to four unrelated persons; or (3) Two persons and any of either of their children by blood, marriage, adoption, or guardianship, including foster children placed by a state institution or licensed child placement agency; or (4) Up to eight residents of a group home for the aged; or (5) Up to eight residents, plus staff, of a group home for persons with mental illness; or (6) Up to eight residents, plus staff, of a group home for developmentally disabled persons, provided, further, that, except as otherwise provided by law, no more than one individual who is required to register as a sex offender under the provisions of the Colorado Sex Offender Registration Act shall occupy a dwelling unit.		Four spaces per unit, with two spaces enclosed in a garage and two spaces in driveway, except that parking for neo-traditional developments may be reduced by the Planning Manager on a case-by-case basis, upon a finding that less parking is needed based upon the design of the development.	Family
Boulder	Boulder	2007	P, A, RR, RE, and RL Zone Districts: 3	Heads of household plus the following persons who are related to the heads of the household: parents and		Minimum number of off-street parking spaces for	
Longmont	Boulder	2015	5 persons	One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together in a dwelling unit; or group of not more than five persons not related by blood, marriage, adoption, or legal guardianship (including foster children) living together in a dwelling unit; or two unrelated persons and their minor children living together in a dwelling unit.		2 spaces per dwelling unit + 1 on street parking space	Family
Arvada	Jefferson	2008	5 persons	A. One or more persons related by blood, marriage, or adoption, living together as a single household unit;		2 per dwelling unit;	Family
Wheat Ridge	Jefferson	2001	3 persons	One (1) or more persons related by blood, marriage, adoption, or legal custody plus domestic servants		With Street Parking: 2 spaces per dwelling unit	Family
Golden	Jefferson	1973	4 persons	A household or family is defined as: (1) Any number of persons related by blood, marriage or adoption, plus		Downtown Golden and community mixed use zone	Households
Fort Collins	Larimer	2002	3 persons	An individual living alone, or either of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (1) any number of persons related by blood, marriage, adoption, guardianship, or other duly authorized custodial relationship unless such number is otherwise specifically limited in the Land Use Code; or (2) any related group of persons consisting of: a. not more than 3 persons; or b. not more than 2 unrelated adults and their related children, if any.		For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with forty (40) feet or less of street frontage.	Family

Loveland	Larimer	1974	3 persons	Any individual or two or more persons related by blood, adoption or marriage,		2 spaces per dwelling unit (may count tandem and	Family
Castle Rock	Douglas	2012	5 persons	One or more persons who are related by blood, marriage or adoption, including any foster children; or a		2 spaces per dwelling unit	Family
Parker	Douglas	1990	5 persons	Two (2) or more persons related by blood, marriage, or other legally recognized relationship, or a group not		2 spaces per dwelling unit	Family
Englewood	Arapahoe	2004	2 persons	A household includes one (1) or more persons related by blood, marriage, adoption, or legal guardianship,		2 spaces per dwelling unit	Household
Littleton	Arapahoe/Douglas/Jefferson	1992	3 persons	Any number of persons related by blood, marriage or adoption, living together and normally, but not		2 spaces per dwelling unit	Family
Lakewood	Jefferson	2018	5 persons	A household shall be made up of: 1. An individual living alone; or 2. Any number of individuals, who are	Any unrelated group of individuals living	No Parking Requirements	Household
Colorado Springs	El Paso	2018	5 persons	As used in this Zoning Code, an individual, two (2) or more persons related by blood, marriage, adoption, or	Space Required: Every dwelling unit shall	1 space per dwelling unit	
Unincorporated Adams	N/A	2018	3 or more persons	An individual or three (3) or more persons related by blood, marriage, or legal adoption, living together in a		2 spaces per dwelling unit	Family
Unincorporated Arapahoe	N/A	2011	5 persons	An individual or two or more persons related by blood, marriage or adoption residing under one head of		2 spaces per dwelling unit	Family

City	State	Year Definition Adopted	Maximum # of Unrelated Adults	Definition/Regulation	Square Footage req. +/- Occupancy Limitations	Single Unit Parking Requirement(s)	Term
Salt Lake City	Utah	1995	3 persons	One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or a group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit. The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.		2 spaces per dwelling unit	Family
Phoenix	Arizona	2011	5 persons	An individual or two (2) or more persons related by blood, marriage, or adoption, and usual servants, living together as a single housekeeping unit in a		2 spaces per 1 dwelling unit	Family
Albuquerque	New Mexico	2018	5 persons	An individual; or two (2) or more persons related by blood, marriage, legal guardianship, or adoption, plus household staff; or any group of not more than 5		For each dwelling not covered by another item of this division (2d): one space	Family
Seattle	Washington	2006	8 persons	A housekeeping unit consisting of any number of related persons; eight or fewer non-related, non-transient persons; eight or fewer related and non-related		1 space per dwelling unit	Household
Portland	Oregon	2018	5 persons	One or more persons related by blood, marriage, domestic partnership, legal adoption or guardianship, plus not more than 5 additional persons, who live		No Parking Requirements	Household
Boise	Idaho	2013	5 persons	A group of individuals related by blood, marriage, civil union, adoption, or guardianship functioning as a single and independent housekeeping unit or persons occupying a group home as defined in this ordinance. A dwelling unit may be occupied by a family by up to five unrelated individuals, or by persons with a disability or elderly persons living in a group home as defined in this ordinance. The term does not imply or include types of occupancy such as lodging or boarding house, club, sorority, fraternity, or hotel.		2 spaces per dwelling unit	Family
Austin	Texas	2016	6 persons	In this section:		2 spaces per dwelling unit	Dwelling Unit
Las Vegas	Nevada	2011	4 persons	With respect to the occupancy of a dwelling unit: One or more individuals related by blood, marriage, adoption, guardianship or legal custody; or No more than four unrelated individuals living together as a single housekeeping unit.		2 spaces per dwelling unit	Family
Kansas City	Missouri	2012	5 persons	Household means an individual; or two or more persons related by blood, marriage or adoption; or a group of not more than five persons, excluding servants,		1 space per dwelling unit	Household
Oklahoma City	Oklahoma	2007	5 persons	One or more persons related by blood or marriage, including adopted children, or a group of, not to exceed, five unrelated persons (not related by blood or		2 spaces per dwelling unit + garage	Family
Washington	District of Columbia	2016	5 persons	Household: Shall be defined as one (1) of the following:		1 space per dwelling unit	Household
Boston	Massachusetts	2008	2+ persons	Family. One person or two or more persons related by blood, marriage, adoption, or other analogous family union occupying a dwelling unit and living as a		1 space per residential use (FAR 0.3 or 0.5)	Family
Minneapolis	Minnesota	2012	2-5 persons (dependent on Residence)	Family. An individual or two (2) or more persons related by blood, marriage, domestic partnership as defined in Chapter 142 of the Minneapolis Code of	Requires 150 sf for first occupant, 70 additional	1 space per dwelling unit	Family

MEMORANDUM

To: Marcy Yoder, City of Fort Collins
From: Mollie Fitzpatrick, Avilia Bueno, and Julia Jones, Root Policy Research
Re: Fort Collins Occupancy Code Data Analysis
Date: June 8, 2021

Fort Collins Occupancy Analysis

This memorandum presents an analysis of living arrangements of households according to compliance with the current Fort Collins occupancy code. The analysis uses microdata from IPUMS USA¹ to provide demographic details of households according to the number and relationship of people in current households. Microdata is not available by city limit designations and as such the analysis includes the northern portion of Larimer County which includes Fort Collins but also includes small communities outside of Fort Collins (e.g., Bellvue, Wellington, Timnath) and unincorporated areas.² Figure 1 shows the geographic area of analysis.

The occupancy limit ordinance, found in 3.8.16 of Fort Collins Land Use Code, currently restricts the number of persons who occupy a dwelling unit to no more than three (3) unrelated parties, or a family of any size plus one additional unrelated individual. Throughout this memo households with four or more unrelated individuals or composed of a family and more than one unrelated individual are labeled nonconforming households.

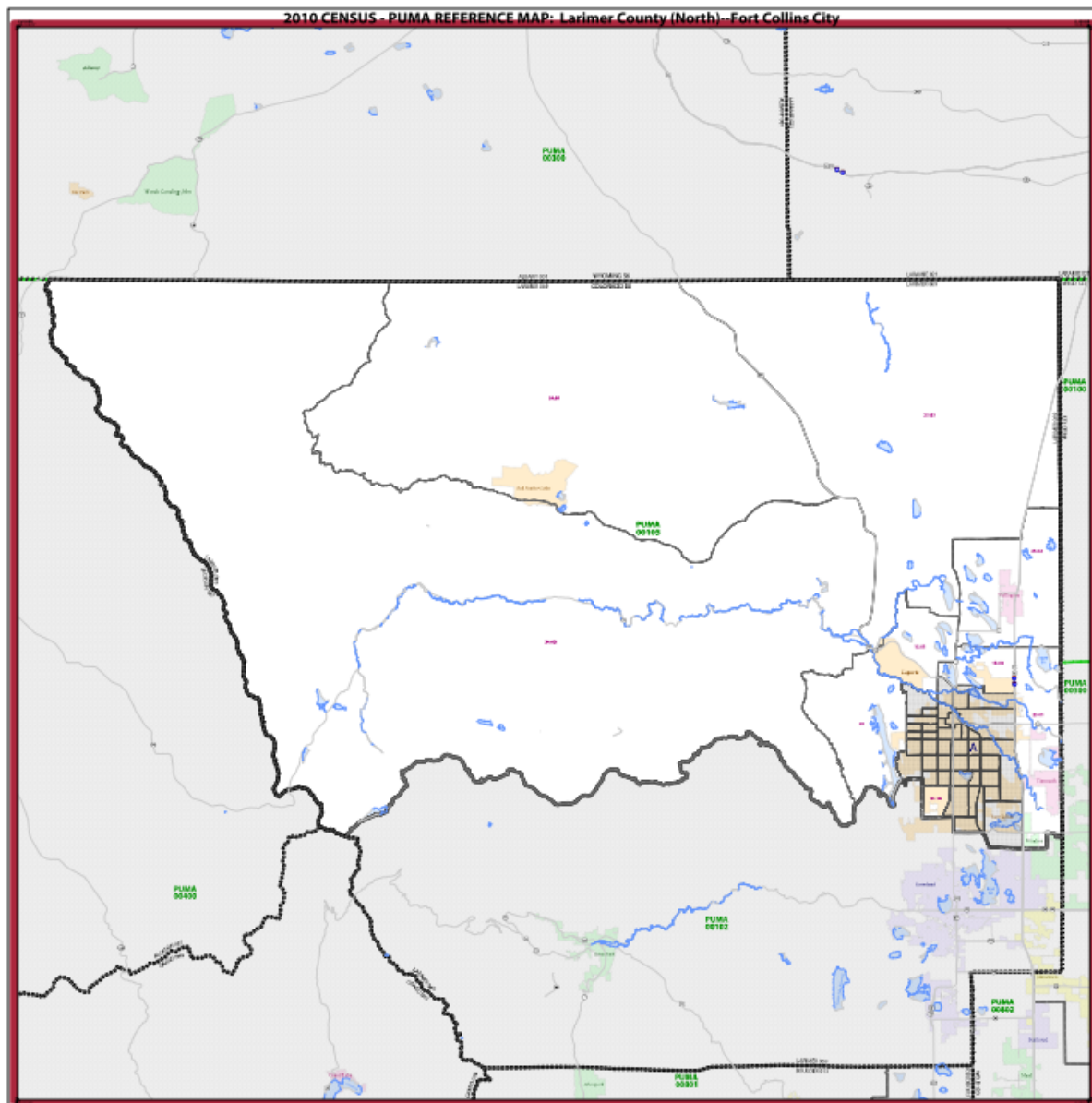
There are 82,691 households in the area of analysis shown in Figure 1.³ Of those, around 2 percent, or 1,875 households live in nonconforming households.

¹ Estimates are based on 2019 5-year ACS data.

² It excludes communities south of Fort Collins, e.g., Loveland and Estes Park.

³ Estimate excludes populations living in “group quarters,” defined in the Census as “group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents” and generally include college dormitories, residential treatment centers, and correctional facilities.

Figure 1.
Geographic Area of Analysis



Source: U.S. Census Bureau.

Household Type and Size

Figure 2 shows the number and distribution of all households and nonconforming households by household size.

- Overall, 94 percent of study area households are composed of 4 persons or less.
- The majority of nonconforming households (68%) are composed of 4 persons, another 30 percent are composed of 5 and 6 persons, and only 2 percent are composed of more than 6 persons.

Figure 2.
Household Size

Household size	All Households		Nonconforming Households	
	Number	Percent	Number	Percent
Total	82,691	100%	1,875	100%
1- Person household	19,764	24%	-	0%
2- Person household	33,688	41%	-	0%
3- Person household	13,380	16%	-	0%
4-Person household	10,696	13%	1,284	68%
5-Person household	3,767	5%	355	19%
6-Person household	995	1%	199	11%
7-Person household	210	0%	16	1%
8-Person household	97	0%	21	1%
10-Person household	94	0%	-	0%

Note: Excludes households living in group quarters.

Source: IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

Almost half of all households (47%) are married-couple family households. Not surprisingly, nonconforming households are more likely to be non-family households (64%); however 438 households (23%) do include a family unit living in the household.

Figure 3.
Household Type

Household type	All Households		Nonconforming Households	
	Number	Percent	Number	Percent
Total	82,691	100%	1,875	100%
Family Households	45,892	55%	438	23%
Married-couple household	38,778	47%	299	16%
Male householder, no spouse present	2,225	3%	58	3%
Female householder, no spouse present	4,889	6%	81	4%
Non-Family Households	29,636	36%	1,201	64%
Male householder, living alone	8,982	11%	-	0%
Male householder, not living alone	5,463	7%	653	35%
Female householder, living alone	10,782	13%	-	0%
Female householder, not living alone	4,409	5%	548	29%
Type could not be determined	7,163	9%	236	13%

Note: Excludes households living in group quarters.

Source: IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

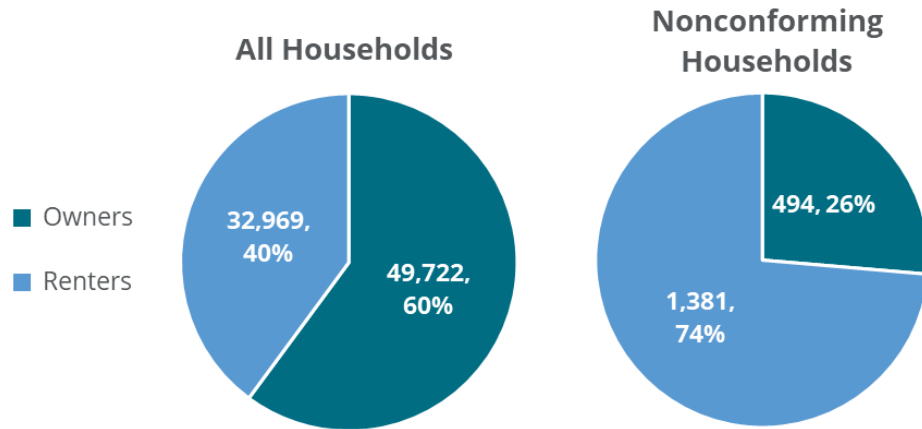
Homeownership and Structure

Figure 4 shows the number and distribution of households by tenure. Almost three fourths (74%) of nonconforming households are renters.

**Figure 4.
Tenure**

Note:
Excludes households
living in group quarters.

Source:
IPUMS USA, University
of Minnesota,
www.ipums.org and
Root Policy Research.

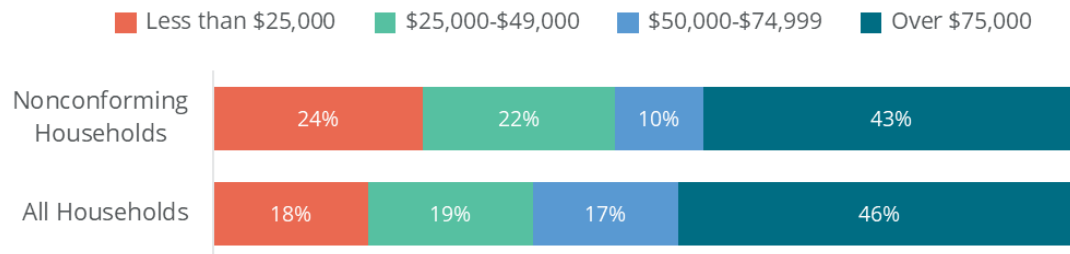


Nonconforming households are less likely than conforming households to live in single family detached homes. Overall 62 percent of households live in single family detached homes compared to 54 percent of nonconforming households. Around 4 percent of households live in building with 50 or more units, compared to 14 percent of nonconforming households.

Income

Nonconforming households are more likely to have income below \$50,000 compared to all households (46% v. 37%) and are significantly less likely to have income between \$50,000 and \$75,000 (10% v. 17%).

**Figure 5.
Income Distribution**



Note: Excludes households living in group quarters.

Source: IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

Demographic Characteristics

Nonconforming households are slightly more racially and ethnically diverse (Figure 6). Eighty five percent of all households are non-Hispanic White compared to 78 percent of nonconforming households. Nonconforming households are more like to be of one or more races (9% v. 2%).

Figure 6.
Racial and Ethnic Distribution

Note:

Excludes households living in group quarters.

Source:

IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

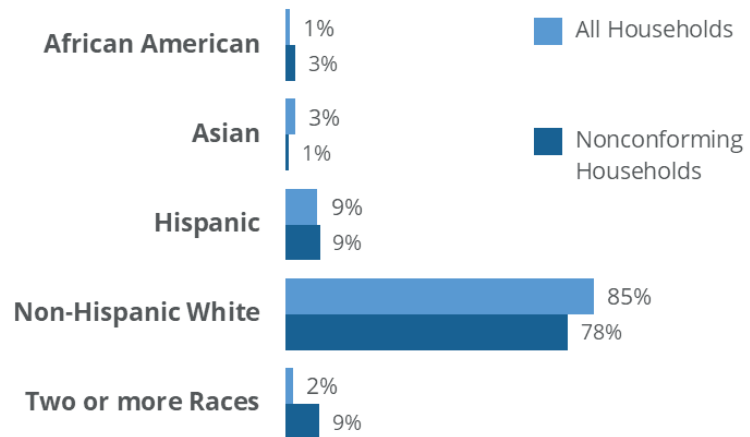


Figure 7 presents the number and distribution of households grouped by different age ranges of members in the household. Around 18 percent of nonconforming households (341 households) include children. As expected, nonconforming households are clustered around younger adults, 48 percent of nonconforming households are composed of members between the ages of 18 and 24.

Figure 7.
Age Range of Household Members

Age range of household members	All Households		Nonconforming Households	
	Number	Percent	Number	Percent
With children in household	21,090	26%	341	18%
Without children in household:	61,601	74%	1,534	82%
College aged adults 18-24	8,405	10%	909	48%
Middle aged adults 25-54	18,828	23%	40	2%
Older adults 55 and over	23,160	28%	0	0%
Broader Age Range	11,208	14%	585	31%

Note: Excludes households living in group quarters.

Source: IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

Unit Size

Figure 8 shows the average number of persons per bedroom for different unit sizes and the distribution of households by unit size. While there is some crowding among nonconforming households in units with one and two bedrooms, the majority (76%) of nonconforming households occupy units with 4 or more bedrooms. As shown, these larger units tend to be underutilized—have less than one occupant per bedroom—among conforming households while nonconforming households are more likely to have a more appropriate utilization of these larger housing units, with an average of one person per bedroom.

Figure 8.
Average Number of Persons per Bedroom, and Household Distribution, by Unit Size

Number of bedrooms	All Households		Nonconforming Households	
	Average Number of Persons per	Percent of Households in Unit Type	Average Number of Persons per Bedroom	Percent of Households in Unit Type
No bedrooms	-	2%	-	0%
One bedroom	1.3	7%	4.0	1%
Two bedrooms	1.0	27%	2.1	5%
Three bedrooms	0.8	34%	1.6	18%
Four bedrooms	0.7	21%	1.0	54%
Five bedrooms	0.6	7%	1.0	17%
Six bedrooms	0.6	1%	0.9	5%

Note: Excludes households living in group quarters.

Source: IPUMS USA, University of Minnesota, www.ipums.org and Root Policy Research.

Key Findings

Overall, around 2 percent, or 1,875 households are “nonconforming” households—meaning their occupancy is currently out of compliance with Fort Collins’ code. Key findings about the composition and characteristics of non-conforming households include:

- 23% of all nonconforming households include a family unit living in the household;
- 26% of nonconforming households are owners;
- 54% of nonconforming households (or about 1,000 units) are living in single family homes; the rest are in various types of attached housing;

- Nonconforming households are more likely to have incomes below \$50,000 compared to all households (46% v. 37%). However, occupancy isn't just a low-income issue: conforming and nonconforming households are similarly likely to have incomes over \$75,000 (46% and 43%, respectively).
- Nonconforming households are slightly more racially and ethnically diverse than households overall; and
- Larger housing units (3 or more bedrooms) tend to be underutilized by conforming households, while non-conforming households average 1 person per bedroom in these units. (The majority (76%) of nonconforming households occupy units with 4 or more bedrooms).