



Residential Housing Requirements

The City of Aurora has an ordinance regulating the number of individuals or families that may live in a single family dwelling or an apartment unit.

The purpose of these requirements is to provide minimum safety standards by regulating the use and occupancy, location and maintenance of all residential buildings and structures within this jurisdiction.

Exceeding the number of people or families allowed by the ordinance to occupy a single family dwelling is a violation of the City of Aurora Housing Code.

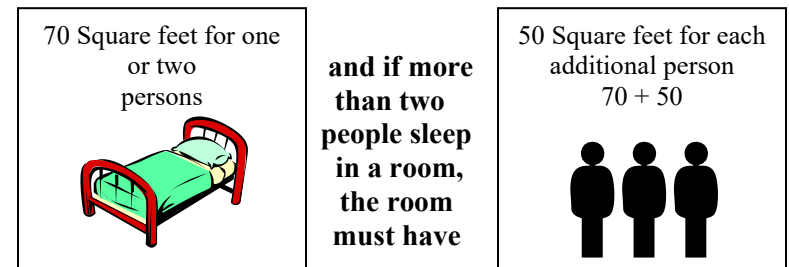
All residential units must meet the City of Aurora's Housing requirements. A residence can only be occupied by one family and must meet the housing requirements for space and occupancy. The requirements are as follows:

- A. Every dwelling unit is required to have a minimum of 150 square feet of floor space for each occupant. No attached garage, basement, or cellar may be used for floor space unless such space is lawfully improved & finished in accordance with all City codes.
- B. Only one "family" may live in a single family home or an apartment unit... meaning only one of the following:
 - a. A group of persons related by blood, marriage or adoption, living together as a single housekeeping unit, and normally consisting of two parents and their children;
 - b. Persons living together in the relationship and for the purpose of guardian, ward or foster family care who live together as a single housekeeping unit;

- c. A group of not more than four unrelated persons living together in a dwelling unit as a single housekeeping unit; or
- d. Living arrangements wherein one person is providing care to another occupant living together as a single housekeeping unit.

- C. Space and Occupancy regulations must be met. The "Space" requirement is the net floor area, and "Occupancy" is the number of individuals allowed within the net floor area.

A bedroom or a room used for sleeping purposes must be at least:



- D. Building permits are required for plumbing, electrical, mechanical or structural modifications. Please call the Building Division at 303-739-7420 for more information.
- E. A single-family dwelling is a single building on a lot designed for occupancy by one "family". Garages and sheds may not be used for occupancy and/or sleeping purposes.

If you have any questions, please call the Neighborhood Support Division at 303-739-7280.