

## Enforcement

### Zoning Code Violations

Complaints of zoning violations are received by the **CODE COMPLIANCE DIVISION**. Upon receiving a complaint, enforcement actions may include the following:

- Making contact with persons residing at the address in question and informing residents that a zoning complaint was received.
- Requesting that residents sign an affidavit attesting to familial relationships.

If there is a violation, residents may be given up to 30 days to remedy the violation (e.g. move, reduce the number of persons residing in the property, etc.).

- If a housing violation is not remedied, a citation could be issued to the property owner and to the person(s) in residence, which could result in an appearance before the City's Hearing Officer.

### Building Code Violations

Complaints of building code violations are received by the **BUILDING INSPECTION DIVISION**. Upon receiving a complaint, enforcement action may include the following:

- Inspection of the property by a Building Inspector or Code Compliance Inspector.
- Advising building occupants of the complaint received and asking for verification of occupancy.
- Requiring residents to sign an affidavit attesting to the number of persons occupying the unit.

If there is a violation, residents may be given up to 30 days to remedy the violation (e.g. move, reduce the number of unrelated persons residing in the property, etc.).

- If a housing violation is not remedied, a citation could be issued, which could result in an appearance before the City's Hearing Officer.

To confirm zoning and allowed uses on a property, or to obtain verification that a lawful non-conforming use exists, request a letter to that effect from the **PLANNING DIVISION** (\$25.00 charge to cover research and administrative costs).

No cost services from the **PLANNING DIVISION** include providing information on home occupations; the ability to park certain vehicles (trailer cabs, recreational vehicles, etc.); and other restricted uses; and checking on other site improvements (fences, accessory structures such as garages and storage sheds, etc.).

To access individual property file records with regard to special hazards or building additions associated with a property, contact the **BUILDING INSPECTIONS DIVISION**.

For financial resources for home purchase and/or housing rehabilitation available to low-moderate income persons, contact the **GREELEY URBAN RENEWAL AUTHORITY**.

COVENANTS WITHIN A NEIGHBORHOOD (HOA) MAY BE MORE RESTRICTIVE THAN THE RULES ENFORCED BY THE CITY. THE CITY DOES NOT HAVE A LIST OF SUCH ADDITIONAL RESTRICTIONS, NOR WILL IT ENFORCE PRIVATE COVENANTS. PLEASE CHECK WITH YOUR HOA REGARDING THESE RESTRICTIONS.



# HOUSING OCCUPANCY STANDARDS

City of Greeley

*A City Achieving  
Community Excellence*

### **Community Development**

1100 10th Street  
Greeley, CO 80631  
[www.greeleygov.com](http://www.greeleygov.com)

Planning - 970-350-9780  
Code Compliance - 970-350-9833  
Building Inspection - 970-350-9830  
Urban Renewal Authority - 970-350-9380

# Housing Occupancy Standards

Every community sets standards for the way various residential properties can be used. Additionally, zoning codes set the standard so that people know what to expect when they live in a defined area. It is important to know those rules to assure that your housing situation matches the local rules so that you do not get a ticket/zoning notice of violation or have to face the inconvenience and financial impacts associated with an unexpected need to move.

Zoning Codes specifically address property use. Since residential zones are based in part by familial relationships, the Code also defines “family,” as it pertains to residential zoning districts.

In addition to the relationship between individuals, there are building codes that govern the number of people per square feet of living space in residential housing.

This brochures provides an overview only. More specific and detailed information is available from the Community Development Department, Planning Division and Building Inspection Division.

## Zoning Codes

### Definition of “family”

“Family,” for purposes of housing occupancy within City zoning codes, is defined as one of the following:

- One person living alone.
- Any number of persons related by blood, marriage, or adoption.
- Up to two unrelated persons and their blood relatives, excluding any persons related only by marriage.

### Zone Districts

- **R-L (Residential Low-Density)** Most restrictive. Only one single-family dwelling per lot. All persons living in the dwelling must meet the definition of “family.”
- **R-M (Residential Medium-Density)** Single or two-family dwellings (duplexes) and townhomes of up to FOUR attached units allowed per lot. All persons living in any of the dwelling units must meet the definition of “family”.
- **R-H (Residential High-Density)** Most permissive of residential zones, includes: Single, two and multi-family dwellings, townhomes, boarding and rooming houses, dormitories, sororities and fraternities, group quarters, and single-residency units. There is no limitation placed on the relationship of persons residing in R-H zoned dwellings; however, there are maximum occupancy standards.
- **R-E (Residential Estate)** Identical to R-L zoning. Most restrictive. Only one single-family dwelling per lot. All persons living in the dwelling must meet the definition of “family.”
- **R-MH (Residential Mobile Home)** Mobile homes and home parks or land-lease communities must go through an administrative review and are only allowed in R-MH zoning (see Development Code for more information.) All persons living in the mobile home must meet the definition of “family.”

## Building Codes

Dwelling units shall not be occupied by more residents than permitted by the minimum area requirements.

- Every bedroom shall contain a minimum of 70 sq. ft. of floor area. Every bedroom occupied by more than 1 person shall contain at least 50 sq. ft. of floor area for each additional occupant.
- There is not a minimum area required for a living or dining room for 1 or 2 occupants. 3-5 occupants require a minimum 120 sq. ft. living room and a minimum 80 sq. ft. dining room. 6 or more occu-

pants require a minimum 150 sq. ft. living room and minimum 100 sq. ft. dining room.

- Combined living and dining rooms are allowed if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

Space	Minimum Area in Square Feet		
	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living room	120	120	150
Dining room	No Requirement	80	100
Bedrooms	Shall comply with Section 404.4.1 of the International Building Code		

- The minimum occupancy area required as living or dining room shall not be included in determining the minimum occupancy area for sleeping purposes.

The Building Inspections Division can provide additional information about the following:

- Habitable space, overcrowding, combined spaces, efficiency units, prohibited occupancy;
- Bedroom requirements, including area for sleeping purposes and access from;
- Water closet accessibility;
- Other requirements (bedroom limitations, plumbing and water heating facilities, heating facilities and electrical receptacle requirements, smoke detectors, and emergency escape routes).