

Occupancy Standards Information

Your Home, Your Castle

Whether you live in an apartment, condominium, duplex or single-unit house, your home is probably the most important place in the world to you. It is where you raise your family and keep your belongings. In many cases, it represents one of the greatest investments you will ever make. One way you can protect the value of your home and enhance the quality of life for the people who live there is to follow the City's occupancy standards.

What Are Aurora's Occupancy Standards?

The city of Aurora has adopted nationally accepted minimum standards as a guide to determine proper occupancy limits. In addition, nearly all of the City's established neighborhoods have been down zoned, meaning that no new dwelling units are permitted. In particular, new dwelling units in basements and attics are prohibited as living in these areas can cause significant safety violations.

Occupancy Requirement Charts

Minimum Area Requirements, Minimum Area in Square Feet

Living Space Chart

Space	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room	No Requirements	120	150
Dining Room	No Requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with the sleeping space chart and Section 404 of the City's Property Maintenance Code	Shall comply with the sleeping space chart and Section 404 of the City's Property Maintenance Code	Shall comply with the sleeping space chart and Section 404 of the City's Property Maintenance Code

Square footage based on all rooms individually which are lawfully used for sleeping.

Sleeping Space Chart

Number of Occupants Number of Square Feet Required

1	70
2	100
3	150
4	200
5	250
6	300
7	350
8	400
9	450
10	500
11	550
12	600

Why should I observe occupancy limits

By following the occupancy limits, you will rid your home of conditions that may compromise your family's well being. Overcrowded housing presents safety problems and causes undue stress and inconvenience to family members.

Overcrowded housing hurts the neighborhood and community, too. A neighborhood that has overcrowded housing experiences parking problems increased noise pollution and strained community services. Property values may decrease and the quality of life for everyone is lowered.

Questions

If you have questions or need more information, contact the Department of Neighborhood Standards at (630) 897-4589.

Forms

- [Application Form - Rental: Single-Family, Two-Unit and Multiple-Family Properties](#)
- [Landlord/Tenant Lease Addendum Form - English](#)
- [Landlord/Tenant Lease Addendum Form - Spanish](#)
- [Zoning and Occupancy Standards Information/Form - English](#)
- [Zoning and Occupancy Standards Information/Form - Spanish](#)