

# Family and Shared Housing Definitions

November 24<sup>th</sup>, 2025 City Council Workshop



# Current Definition and Alternatives:

- *Family: A family is any number of persons occupying a single dwelling unit. The term family shall not be construed to mean a club, a lodge, or a fraternity or sorority house.*
- Functional Family
  - Privacy Model
    - Current definition aligns with this model
  - Character Model
    - Not allowed under SB 1567
  - Density Model
    - No need to define family
- Intentional Community
- Single House Keeping Unit
- Household (unit)



# Other Communities

- McKinney
  - Took out family from definitions and changed all occurrences in the code to Household.
- Richardson and San Marcos
  - No change to date of this report
- Bryan
  - Does not define family. Defines Single Family Dwelling unit as a common household.



# Shared Housing

**Shared Housing:** A residential dwelling unit providing complete, independent living facilities designed to exceed occupancy levels of more than one (1) family. Such use may be identified and differentiated from other residential uses by considering a combination of structure or property characteristics that may be used to increase occupancy to more than one (1) family such as:

- (1) A residential dwelling unit containing more than four (4) bedrooms or able to house more than four (4) people using other rooms such as dens, offices, game rooms, or similar spaces that have the potential to be used for sleeping purposes in accordance with the International Residential Code (IRC) definition of habitable space, as adopted;
- (2) A residential dwelling unit containing a similar bedroom-to-bathroom parity in excess of four (4);
- (3) A residential dwelling unit containing a high quantity of bathrooms, usually in excess of four (4), of which most can only be accessed through a bedroom or other room such as a den, office, game room, or similar space;
- (4) A residential dwelling unit that is in excess of one (1) story for the purpose of limiting the building footprint on the lot to meet impervious cover requirements;
- (5) The property where the residential dwelling unit is located does not contain a garage, or if it contains a garage, can support additional living space; and/or
- (6) The property where the residential dwelling unit is located contains a parking area that will allow parking in excess of four (4) vehicles.



# Additional Physical Limitations

- State law and Building code follow IPMC – 70sf for 1 person bedrooms or 50sf per person in a bedroom. State Law caps at 3 people allowed per bedroom. (150sf bedroom min.)
- Potential additions to Shared Housing Definition:
  - Absent Master Bedroom
  - Remove Impervious Cover relief option
  - Give additional power to Administrator - would include appeal option
  - Classify shared housing as Congregate Living Facilities (Fire Sprinkling req.)
  - Additional parking required when no garage
  - Council ideas/discussion?

