

# HOME OCCUPANCY

## CHAPTER 6: BUILDINGS AND BUILDING REGULATIONS ARTICLE VIII. PROPERTY MAINTENANCE

### Sec. 6-367. Structural Standards.

...

(43) Provide every dwelling unit with at least 150 square feet of floor area for the first occupant thereof and at least 100 additional square feet of floor area per additional occupant. The floor area shall be calculated on the basis of the total area of the habitable rooms.

(44) Provide that each bedroom in a dwelling unit occupied by one person contain at least 70 square feet of floor area, and that each bedroom occupied by more than one person contain at least 50 square feet of floor area for each occupant thereof.

...

(47) Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces, except units that contain fewer than two bedrooms.

(48) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.

(49) Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table A.

<b>Table A Minimum Area Requirements</b>			
	MINIMUM AREA IN SQUARE FEET		
<i>Space</i>	<i>1-2 Occupants</i>	<i>3-5 Occupants</i>	<i>6 or More Occupants</i>
Living Room (a)(b)	No Requirements	120	150
Dining Room (a)(b)	No Requirements	80	100
Bedrooms	Shall comply with Section 6-367 (43 and 44).		

(a) See (50) for combined living room/dining room spaces.

(b) See (51) for limitations on determining the minimum occupancy area for sleeping purposes.

(50) The minimum occupancy area required by Table A shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes.

(51) Combined living room and dining room spaces shall comply with the requirements of Table A 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.

(Code 1966, § 5-134(b); Ord. No. 3432-A, § 2, 8-25-03; Ord. No. 3476, § 1, 8-23-04)

#### **ARTICLE IV. R-1500-M RESIDENTIAL DISTRICT REGULATIONS**

##### **Sec. 1. Use regulations.**

In the R-1500-M Residential District, no land shall be used and no buildings shall be erected for or converted to any use other than:

(a) Single-family detached dwellings in compliance with all of the provisions and area regulations of this district.

...

(i) Rental rooms in a single-family dwelling, maximum of two individual renters or tenants.

...

(Ord. No. 871-A, § 1, 11-19-73; Ord. No. 914-A, § 2, 8-12-74; Ord. No. 948-A, § 6, 3-31-75; Ord. No. 989-A, § 1, 12-30-75; Ord. No. 1093-A, § 1, 10-31-77; Ord. No. 2816-A, § 3, 1-14-91; Ord. No. 3063-A, § 1, 2-26-96; Ord. No. 3377-A, § 1, 1-14-02)