

20.17.000 BUILDING SIZE AND FLOOR AREA REGULATIONS

20.17.010 MINIMUM REQUIRED. Any building intended in whole or part for residential purposes shall provide a minimum floor area, and basement or utility area as hereinafter specified by the regulations for the District in which such building is located.

- A. The minimum floor requirement for residential use shall be based upon the number of bedrooms, as defined by the Building Code, and total rooms, as defined by the Building Code exclusive of bathrooms, and is stated in terms of the total useable residential floor area required per family on a single floor level.
- B. In any district which requires minimum floor area for purposes and an attached garage requirement (**sic**), the district may credit a portion of the garage area toward the required minimum floor area. Carports shall not be so credited nor garages built at a basement level.
- C. In the case of any residential building which has more than a single floor level, the total of all liveable floor area which is not over any other liveable floor area shall be called the First Floor Area, and shall conform to the required minimum total floor area, except that the required First Floor Area may be reduced, to any further minimum as established and in proportion to an increase in total liveable floor area as set forth in the individual district regulations.
 - i. The individual district regulations may allow that a percentage of any such increase in total liveable floor area may be unfinished floor space capable under the Building Code or this Ordinance below of being finished to liveable floor area, provided such unfinished area is in the second story of a two story home as defined on the fold-out chart, (see 20.33.000.) In addition to requirements of the Building Code, such space shall meet the following requirements.
 - a. Ceiling height shall be a minimum of 7'2" (86").
 - (1) Sloped ceilings shall have an average height of at least 6'0", with at least 50% of the area more than 6'0".
 - b. Wiring to be roughed in to the extent that sufficient branch circuits to meet electrical code standards are provided to the unfinished area and terminated in a proper junction box. The power for such circuits shall not go beyond the panel or circuit box unless the unfinished area is wired according to code.
 - c. Every room shall have at least one outside window which can be opened from the inside without the use of tools to provide a clear opening of not less than 16 inches in the least dimension and 400 square inches in area, with the bottom of opening not more than 4 feet from the floor.

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- ii. In no case shall application of (c) above require a total liveable area in any particular district be larger than the largest required minimum floor area listed for that district under 20.33.000.
- D. Basement or other suitable utility areas shall be provided within the principal building on the basis of a minimum per family as set forth in the individual district regulations.
- E. Room Areas -Room sizes for one and two family dwellings shall be equal to or greater than those listed in Table No.1. Multiple family buildings shall be subject to the same minimum requirements, although, the Plan Commission may increase the size of each room upon site plan approval.
 - i. Minimum dimension of living rooms shall be eleven (11) feet and of kitchens, six (6) feet. Minimum room areas shall not include areas used for storage or closet purposes.
 - ii. Rooms and spaces not herein regulated as to area shall be connected to a living or other habitable room. Rooms and spaces not herein regulated and of areas less than the minimum areas herein required shall not be used for living, dining, sleeping or kitchen purposes.
 - iii. No additional dwelling units shall be created or maintained by rearranging room suites, by subdividing rooms or by alterations in any existing building or structure unless such dwelling units have been authorized by permit and comply with this and other applicable regulations.
- F. Toilets, Bathrooms, and Kitchens.
 - i. Bathrooms for required toilets, tubs or showers or lavatories shall have a minimum floor area of not less than twelve (12) square feet for each water closet and each tub and ten (10) square feet for each shower, lavatory or other sanitary plumbing fixture or equipment installed herein. The ceiling height of the required bathroom shall not be less than seven (7) feet. Powder rooms or second baths are not subject to the above but shall have a minimum floor area of fourteen (14) square feet with a minimum dimension of three (3) feet in one direction.
 - ii. Each bathroom or toilet room shall be provided with a door. No bathroom or toilet room shall provide sole access to any habitable room.

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TABLE 1
ROOM AREAS

<u>CATEGORY</u>	<u>REQUIRMENT</u>	<u>MIN. DIMENSION</u>
Living Room	160 sq. feet	11'
Living Room w/ dining space	180 sq. feet	
Dining Room	80 sq. feet	
Kitchen-useable floor area	60 sq. feet	6'
Bedroom	100 sq. feet	
Other Habitable Rooms	70 sq. feet	
Bathroom	See sec. F (i) (ii)	

20.17.020 MAXIMUM PERMITTED (F.A.R.). The maximum floor area of the buildings on a lot shall not exceed that permitted under the floor area ratio (F.A.R.) as hereinafter specified by the regulations for the district in which such building is located.

20.17.030 HOW MEASURED. Floor area shall be measured at each level from outside of wall to outside of wall, but for the purpose of determining minimum required floor area shall not include any area having an average height of less than 7 feet, basements, attached garages, open porches, attics, public hallways, or storage areas. Basements and attics shall not be included in determining permitted F.A.R. For the purposes of minimum and maximum floor area regulations, in the case of floor levels built into a hillside, the floor area subject to the regulation shall be the area extending back in depth one-half the length of the exposed wall at grade.

20.17.040 INCREASE PERMITTED. The maximum permitted F.A.R. may be increased as permitted by Section 20.000.