

SECTION**13.0.0 Dwelling Unit Requirements**

The minimum for cubical contents floor area, light, ventilation, and room access of dwelling units are established in this Section.

13.1.0 Cubical Contents and Floor Area

The limitations provided herein shall constitute limitations on minimum bulk and limitations on minimum livable floor areas.

13.1.1 Zoning Ordinance Requirements

No dwelling unit shall be erected or constructed which does not comply with the height and bulk regulations of Zoning Ordinance of the Village.

13.1.2 Required Room Sizes

No dwelling unit shall be erected or constructed which does not comply with the following minimum room sizes:

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| A. | Living Room: | 250 sq. feet |
| B. | Dining Room: | 100 sq. feet |
| C. | Kitchen: | 90 sq. feet |
| D. | Bath Room (Three Fixtures) | 40 sq. feet |
| E. | Powder Room (Two Fixtures) | 24 sq. feet |
| F. | First Bedroom: | 150 sq. feet |
| G. | Each Additional Bedroom: | 110 sq. feet |
| H. | Den or Library, etc. | 100 sq. feet |

(Permitted only when dwelling unit includes two (2) or more bedrooms of the required sizes.)

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| I. | Garage: | 253 sq. feet |
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(Minimum dimensions shall be 11 feet x 23 feet.)

13.1.3 Required Rooms

No dwelling unit shall be erected or constructed which does not contain one each of the following rooms: Living Room, Dining Room, Kitchen, Bath Room, Bedroom and Garage. Each room is to be separated from each other room by full height partitioning and doors, except that Living Room, Dining Room and Kitchen need not be fully separated from each other, and the Garage may be a detached building. Required rooms and all additional bedrooms, den and library shall not be located in a basement. A room is defined--as located in a basement-- if the room floor, at any point along its exterior walls, is 2'6" or more below grade.

13.1.4 Required Storage Spaces

Each dwelling unit shall contain four hundred fifty (450) cubic feet of general storage space and, in addition, each bedroom shall have a closet of eighty (80) cubic feet volume. Such required spaces shall be in addition to the minimum room requirements and minimum room size requirements. Bedroom closet space in excess of eighty (80) cubic feet per bedroom may be classified as general storage space. Required storage space may be located in that portion of an attached garage not

used for vehicle storage, if separately enclosed and fitted with doors. Required storage space may be located in a basement if adequate provisions are made to prevent flooding of the basement by backwater from sewers. Required storage space may be located in an attic if such space is accessible by means of permanent stairway complying with code regulations.

In multiple-family dwelling units not less than 33% of the required storage space for each dwelling unit shall be located within the confines of the unit.

13.1.5 Heating Unit Space Requirements

Space shall be provided within every building containing dwelling units for the heating unit.

For reasons of safety and maintenance, heating units shall not be placed in crawl spaces or attic spaces, or in any space where the unit, or units, cannot be adequately maintained and repaired.

Provision shall be made for exterior combustion air to the heating space or room and for vent exhaust to the exterior from the heating space where fuels are burned.

13.1.6 Required Heights

The ceiling height of required rooms, every additional bedroom, dens, libraries and other habitable rooms shall be not less than eight feet (8' 0") except that:

- A. Where sloping ceiling lines are employed in second floor bedrooms and bathrooms a minimum ceiling height of eight feet (8'0") shall be maintained over two-thirds of the required floor area of each room.
- B. Where sloping ceiling lines are employed in any other required room the average ceiling height shall exceed eight feet (8' 0") by the same amount that the minimum ceiling height is less than eight feet (8' 0").
- C. Headroom under beams, doorways, passageways and stairwells shall provide a minimum clear height at all points of six feet six inches (6' 6").
- D. All other occupied spaces in dwelling units, including basements, recreation rooms and garages, shall have minimum ceiling heights of six feet six inches (6' 6") except that storage spaces shall be not less than four feet (4' 0") high.

13.2.0 Light, Ventilation and Room Access

The limitations provided herein shall constitute limitations on minimum daylight, natural ventilation and room access for all dwelling units.

13.2.1 Windows, Habitable Rooms

Every habitable room, including living rooms, dining rooms, kitchens, bedrooms, libraries, dens, family rooms and recreation rooms (except basement rooms) shall have windows in exterior walls to provide daylight and natural ventilation. Total window glass area, including glass in exterior doors, if any, shall be 10% of the floor area of the room. Total unobstructed net ventilating area, including louvered grilles and sliding glass doors but excluding entrance doors, shall be 4% of the floor area. All required ventilation units shall be fitted with insect screens, which may be removable for winter storage.

13.2.2 Windows, Non-Habitable Rooms

Non-habitable rooms shall have windows in exterior walls to provide daylight and natural ventilation as follows:

- A. Each basement room shall have window glass area and unobstructed net ventilation area (not including doors) amounting to 2% of the floor area. Windows shall be fitted with insect screens. Unless two or more separate means of exit by way of doors and stairways are

provided for a basement, one window and window well shall be arranged as an emergency exit-way with casement sash which operates outward so as to provide an unobstructed passageway of six (6) square foot area with twenty-four inches (24") as the least dimension. Permanent steps, platforms or ladders shall be placed below such emergency exit window to facilitate exiting.

- B. Each bathroom, powder room, laundry room and similar non-habitable rooms (except storage rooms and heating unit enclosures) shall have window glass area and unobstructed net ventilation area amounting to not less than 3.0 sq. ft., or shall be mechanically ventilated by means of an exhaust fan of not less than 100 cubic feet per minute capacity with exhaust duct extended through the roof or exterior wall.
- C. Ventilation of heating unit enclosures shall be sufficient to provide for combustion air purposes and shall be arranged to prevent air from a garage being used for this purpose.
- D. Walk-in storage rooms and closets need not be equipped with operable windows, but if not, shall be equipped with louvered entrance doors with a gross louver area of 4 sq. ft. minimum, otherwise the windowless room shall be equipped with a minimum of 60 C.F.M. exhaust fan, exhausted to the exterior.

13.2.3 Access to Rooms and Spaces

Access between rooms in all dwelling units shall comply with the following requirements:

- A. Bathroom and powder room doors shall open into a corridor way and shall not open directly onto a habitable room, except that any bathroom or powder room in excess of the required bathroom, may open directly onto a bedroom.
- B. Direct access shall be provided from other habitable rooms to each bedroom and shall not be through another bedroom or through a bathroom or powder room.

13.2.4 Air Conditioning

Mechanical ventilating and cooling equipment shall not be acceptable in lieu of required natural ventilation, except in cases where all of the following conditions have been fulfilled in a manner satisfactory to the Building Commissioner:

- A. In multiple-family dwelling buildings where ventilating and cooling equipment is provided in a central plant designed for continuous operation regardless of the weather condition.
- B. When the central plant is operated to provide a constant fresh air supply to habitable rooms equal to one-half cubic foot per minute (1/2 cfm) per square foot of floor area.
- C. When the dwelling unit occupants do not have access to any of the controls of the system except thermostats located in the dwelling unit for temperature control only.
- D. When the system is capable of both temperature and humidity control under all normal weather extremes, sufficient to provide comfortable conditions normal for residential occupancy.
- E. The requirements for natural daylight are in no way affected by these provisions for the possible elimination of natural ventilation.

13.3.0 Automatic Fire Detection (Ord. #633, 10/17/77)

Every dwelling unit shall be provided with a minimum of one approved smoke detector sensing visible or invisible particles of combustion. The detector shall be approved for the intended use and installed in a manner and location approved by the Building Commissioner. Additional detectors shall be required when the size and configuration of the building do not allow adequate coverage by one detector. When activated, the detector shall provide an audible signal to warn the occupants of the building regardless of their location therein.