

CHAPTER 1147
Dwelling Area Regulations

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| 1147.01 Intent. | 1147.03 Schedule of dwelling unit area standards. |
| 1147.02 Livable floor area defined. | 1147.04 General storage space. |
| | 1147.05 Occupancy of rental dwellings. |

CROSS REFERENCES

Area of dwelling unit defined - see DEV. 1179.03(b)
Dwelling definitions - see DEV. 1179.08

1147.01 INTENT.

Space or livable floor area standards for dwellings are herein established in order to achieve, among others, the following purposes:

(a) To provide adequate space for all the physical needs of the entire family.

(b) To provide diverse types and sizes of houses adequate for a particular family, yet flexible and adaptable to the needs of other families, thus maintaining community values and (Ord. 59-73. Passed 7-23-73.)

1147.02 LIVABLE FLOOR AREA DEFINED.

(a) Except as otherwise provided in the Codified Ordinances of the City of Rocky River, Ohio, the "livable floor area" of a dwelling unit for determining space standards, means the total floor area of the habitable rooms for living, dining, sleeping and food preparation and the rooms for bathing, toilet and laundry facilities, the household closets, the halls and other spaces for circulation, all used by one (1) family. It shall include such areas as may be located on the ground floor, and such areas on upper floors which conform to the Building Code in regard to the ceiling height, natural light and ventilation, and which are directly connected to the ground floor by a permanent stairway but shall not include balcony space.

For one (1) and two (2) family dwellings, the livable floor area shall be measured from the interior face of the enclosing walls at the ground floor line and the interior face of the walls of those rooms on the upper floor which qualify in respect to the above definition and the Building Code regulations.

For townhouses and other types of multi-family dwelling units, the livable floor area shall be measured from the interior face of enclosing walls of the building and the centerline of party walls, excluding public circulation space.

For Senior Citizen and Congregate Care facilities, the "livable floor area" means that portion of the building, suite or rooms or apartments used by the occupants as and for their kitchen, dining room, bedroom, including clothes closets and other similar room uses, which is contrast to such portion as is used for a utility or furnace room, general storage space or similar uses. (Basement rooms or spaces are excluded from this definition.)

"Studio Efficiency" as used in this Chapter, means a dwelling unit in which the living-dining area and sleeping facilities are all located within one (1) room.

(b) "Foundation Area" or the area of buildings for determining land coverage in site planning means the area at the ground level of the main building, or buildings, and accessory building or buildings measured from the outside surface of exterior walls. Porches, terraces, walks and other open structures shall not be included in the foundation areas.

(Ord. 43-85. Passed 6-10-85.)

1147.03 SCHEDULE OF DWELLING UNIT AREA STANDARDS.

Dwellings shall be designed, erected, altered, moved and maintained in compliance with the livable floor area requirements as set forth below. It is intended that these standards shall be liberally construed to provide dwellings adequate for the physical, social and special needs of families and to encourage diversified dwelling sizes in the residential districts.

| <u>DWELLING UNIT TYPE</u> | <u>LIVABLE FLOOR AREA SQ.FT. PER D.U.</u> |
|---------------------------|---|
|---------------------------|---|

| | |
|---------------------|-------------------------------|
| One family dwelling | 1,400 (130.76m ²) |
|---------------------|-------------------------------|

| | |
|---------------------|------------------------------|
| Two family dwelling | 1,000 (93.33m ²) |
|---------------------|------------------------------|

Townhouses

20 ft. (6.10m) minimum width
each dwelling

| | |
|--|-------------------------------|
| | 1,400 (130.67m ²) |
|--|-------------------------------|

Apartments

| | |
|------------------|-------------------------|
| One bedroom unit | 750 (70m ²) |
|------------------|-------------------------|

| | |
|-------------------------|-------------------------|
| Each additional bedroom | 150 (14m ²) |
|-------------------------|-------------------------|

Senior Citizen and Congregate Housing

| | |
|------------------|---------------------------|
| One bedroom unit | 540 (50.4m ²) |
|------------------|---------------------------|

| | |
|------------------|----------------------------|
| Two bedroom unit | 700 (65.33m ²) |
|------------------|----------------------------|

| | |
|--------------------------------|----------------------------|
| Studio Efficiency occupying no | 400 (37.33m ²) |
|--------------------------------|----------------------------|

more than 10% at the total number
of dwelling units in the building.

For Senior Citizen and Congregate Care
Housing, not more than 10% of various

units to provide for handicapped persons (Ord. No. 43-85. Passed 6-10-85.)

1147.04 GENERAL STORAGE SPACE.

In addition to the floor area requirements as set forth in Section 1147.03, at least one hundred (100) square feet (9.33m²) of general storage space, or spaces, exclusive of household closets, not less than seven (7) feet (2.13m) high, shall be provided for each one (1) family dwelling on the ground floor unless located in a basement. At least ninety (90) square feet (8.4m²) of general storage space shall be provided for each dwelling unit of a townhouse and apartment building not less than seven (7) feet (2.13m) high, and eighty (80) square feet (7.47m²) shall be provided for each dwelling unit not less than eight (8) feet (2.44m) high. Senior citizen and congregate housing units shall be provided forty (40) square feet of general storage space not less than seven (7) feet (2.13m) high.
(Ord. 43-85. Passed 6-10-85.)

1147.05 OCCUPANCY OF RENTAL DWELLINGS.

The occupancy of any rental dwelling units shall be limited to not more than two (2) persons per bedroom unit. Any person who knowingly allows occupancy of any such unit in violation of this provision shall be deemed guilty of a minor misdemeanor for the first offense and a fourth degree misdemeanor for subsequent offenses.