

TOWN OF LAKE PARK CODE OF ORDINANCES

ARTICLE III. HOUSING CODE

DIVISION 3. MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES

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Sec. 54-126. Occupancy limitations.

- (a) Dwelling units, hotel units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
- (b) A habitable room, other than a kitchen, shall be not less than seven feet (2,134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than three feet (914 mm) between counter fronts and appliances or counter fronts and wall.
- (c) Habitable spaces, hallways, corridors, laundry areas, bathrooms and toilet rooms shall have a clear ceiling height of not less than seven feet (2,134 mm). Exceptions to these requirements shall be as follows:
 - (1) In one-family and two-family dwellings, beams or girders spaced not less than four feet (1,219 mm) on center and projecting not more than six inches (152 mm) below the required ceiling height.
 - (2) Basement rooms in one-family and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than six feet eight inches (2,033 mm) with not less than six feet four inches (1,932 mm) of clear height under beams, girders, ducts and similar obstructions.
 - (3) Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.
- (d) Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant thereof.
- (e) 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. Exceptions to this requirement shall be for those units that contain fewer than two bedrooms.

(f) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

(g) Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

(h) Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of the following table:

TABLE 1
MINIMUM AREA REQUIREMENTS

TABLE INSET:

Space	Minimum Area in Square Feet		
	1-2 Occupants	3--5 Occupants	6 or More Occupants
Living room a,b	No requirements	120	150
Dining room a,b	No requirements	80	100
Kitchen b	50	50	60
Bedroom	Shall comply with section 54-126(d)--(j)		

For SI: 1 square foot = 0.093 m²

a See subsection (j) of this section for combined living room/dining room spaces.

b See subsection (i) of this section for limitations on determining the minimum occupancy area for sleeping purposes.

(i) The minimum occupancy area required by Table 1 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with subsections (d) through (g) of this section.

(j) Combined living room and dining room spaces shall comply with the requirements of Table 1 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.

(k) Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

(1) A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square

feet (29.7 m²). These required areas shall be exclusive of the areas required by subsections (k)(2) and (3).

(2) The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this article shall be provided.

(3) The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

(4) The maximum number of occupants shall be three.

(l) All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and service for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

(Ord. No. 11-1991, § 1, 8-20-1991; Code 1978, § 7-103; Ord. No. 9-2004, § 5, 4-7-2004)

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