

	MINIMUM AREA IN SQUARE FEET		
	1-2	3-5	6 or more occupants
Living room	120	120	150
Dining room	No	80	100
Bedrooms	Shall comply with Paragraph (b) of this section.		

i. The minimum occupancy area required by the above shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with paragraph "(b)" below.

iv. Combined living room and dining room spaces shall comply with the requirements of the above Table 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.

(b) Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.

(c) At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven feet. The floor area of that part of any room where the ceiling is less than five feet shall not be considered as part of the floor area in computing the total floor area in the room for the purpose of determining the maximum permissible occupancy thereof.

(d) A room located in whole or in part below the level of the ground may be used for sleeping provided that the walls and floors thereof in contact with the earth have been damp-proofed in accordance with a method approved by the Administrative Authority; and provided that all requirements otherwise applicable to habitable rooms generally are satisfied.

(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.

(Exception: Units that contain fewer than two bedrooms.)

(f) Bedrooms shall have a minimum for four (4) square feet of closet space for each occupant. A shelf and clothes-hanging rod shall be provided in each closet with a depth of two (2) feet or more. The closet may be permanent or portable, but the square footage of any portable closet must be deducted from the square footage of the sleeping room for the purpose of calculating minimum net floor area pursuant to Section 13-43b.4

⁴Paragraph "f" was added upon the recommendation of the Borough Housing Advisory Committee.

(g) Kitchens shall have a minimum clear passageway of 3 feet between counter fronts and appliances or counter fronts and walls.⁵