

Maximum Number of Individuals that may Permanently Live in a Dwelling for Building Prototypes on the Sample R2-5 and R-8 Zoned Lots

As required by the Statewide Building Code 2018 Building Maintenance Code to safeguard against overcrowding

R2-5 zone

- 6,032 square foot lot
- 2,714 square foot maximum building size
- Example for the maximum number of individuals that may permanently live in a dwelling for sample dwellings on Slides 3 – 5

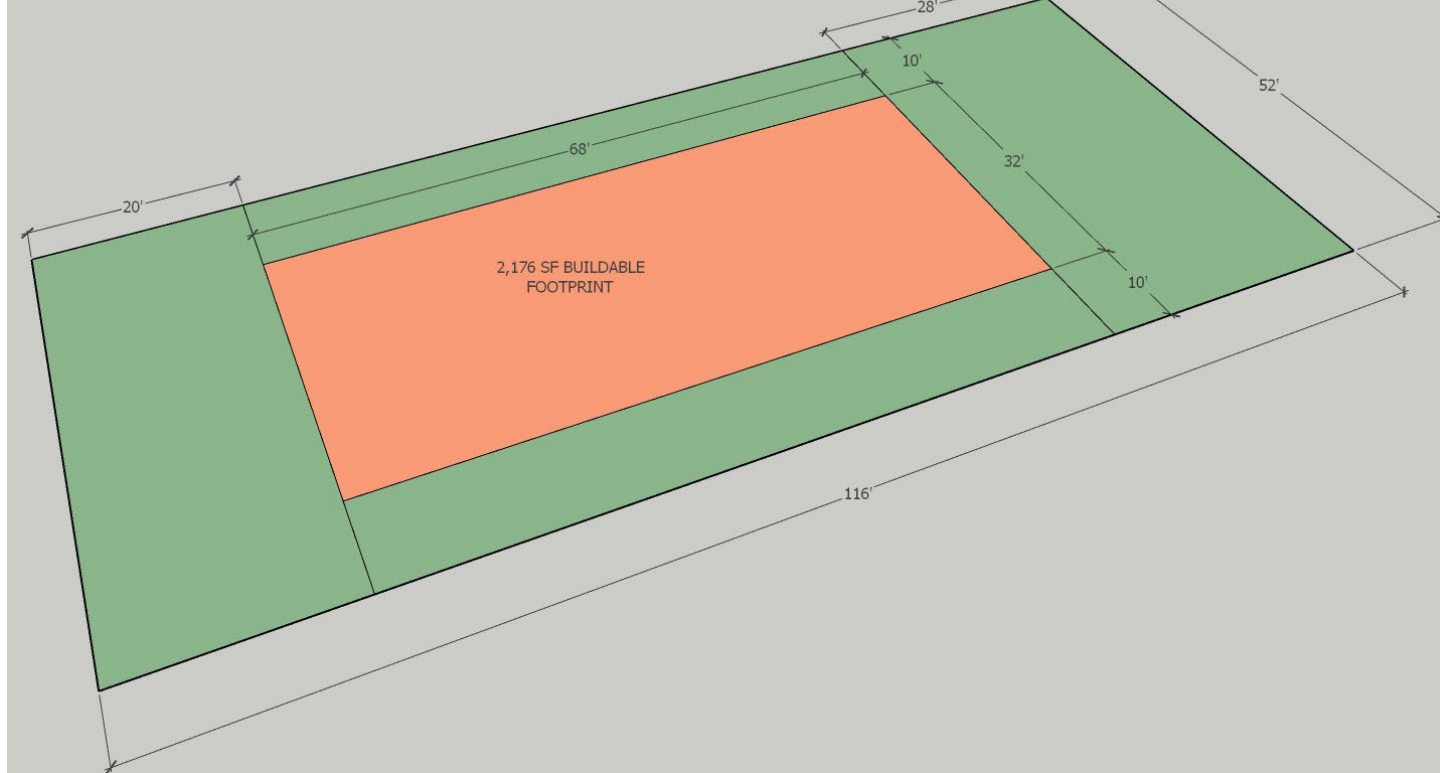
R-8 zone

- 14,058 square foot lot
- 4,920 square foot maximum building size
- Example for the maximum number of individuals that may permanently live in a dwelling for sample dwellings on Slides 7 – 9

Maximum Number of Individuals that may Permanently Live in a Dwelling for Building Prototypes on the Sample R2-5 Zoned Lot

R2-5 zone

- 6,032 square foot lot
- 2,714 square foot maximum building size
- Examples for the maximum number of individuals that may permanently live in a dwelling:
 - Slide 3 – Single-unit dwelling
 - Slide 4 – Four-unit dwelling
 - Slide 5 – Three-unit dwelling



Single-unit dwelling on sample R2-5 zoned lot

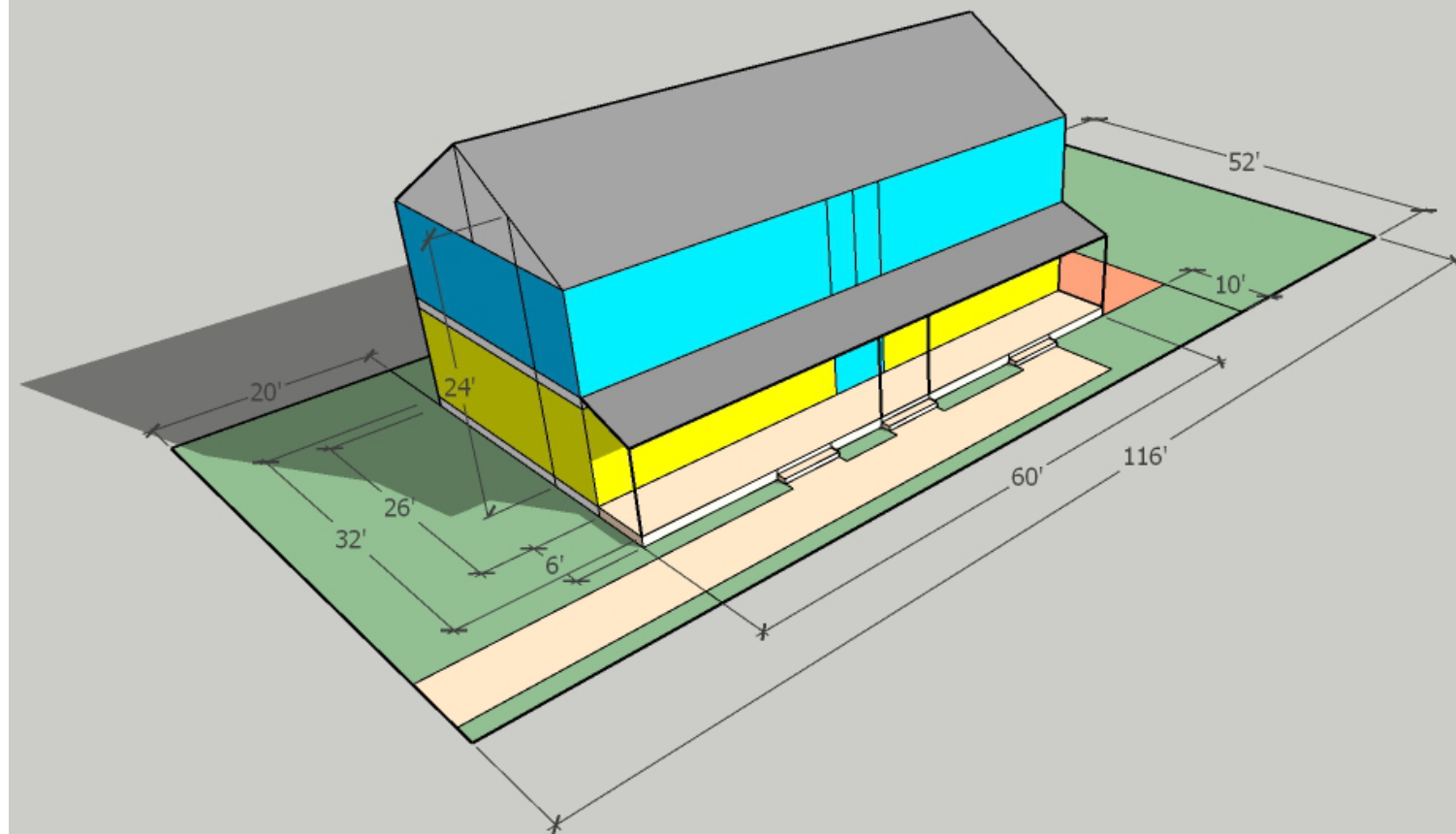
6,032 square foot lot

2,714 square foot maximum building size

Typical new house on lot size and of this square footage has four bedrooms:

One 225 sf bedroom	4 individuals =	4
Three 150 sf bedrooms	3 individuals in each bedroom;	
	3 individuals X 3 bedrooms =	<u>+ 9</u>

Maximum number of individuals that may permanently live in the entire building = 13



Four-unit Dwelling: Example 1 in R-2-5 zone

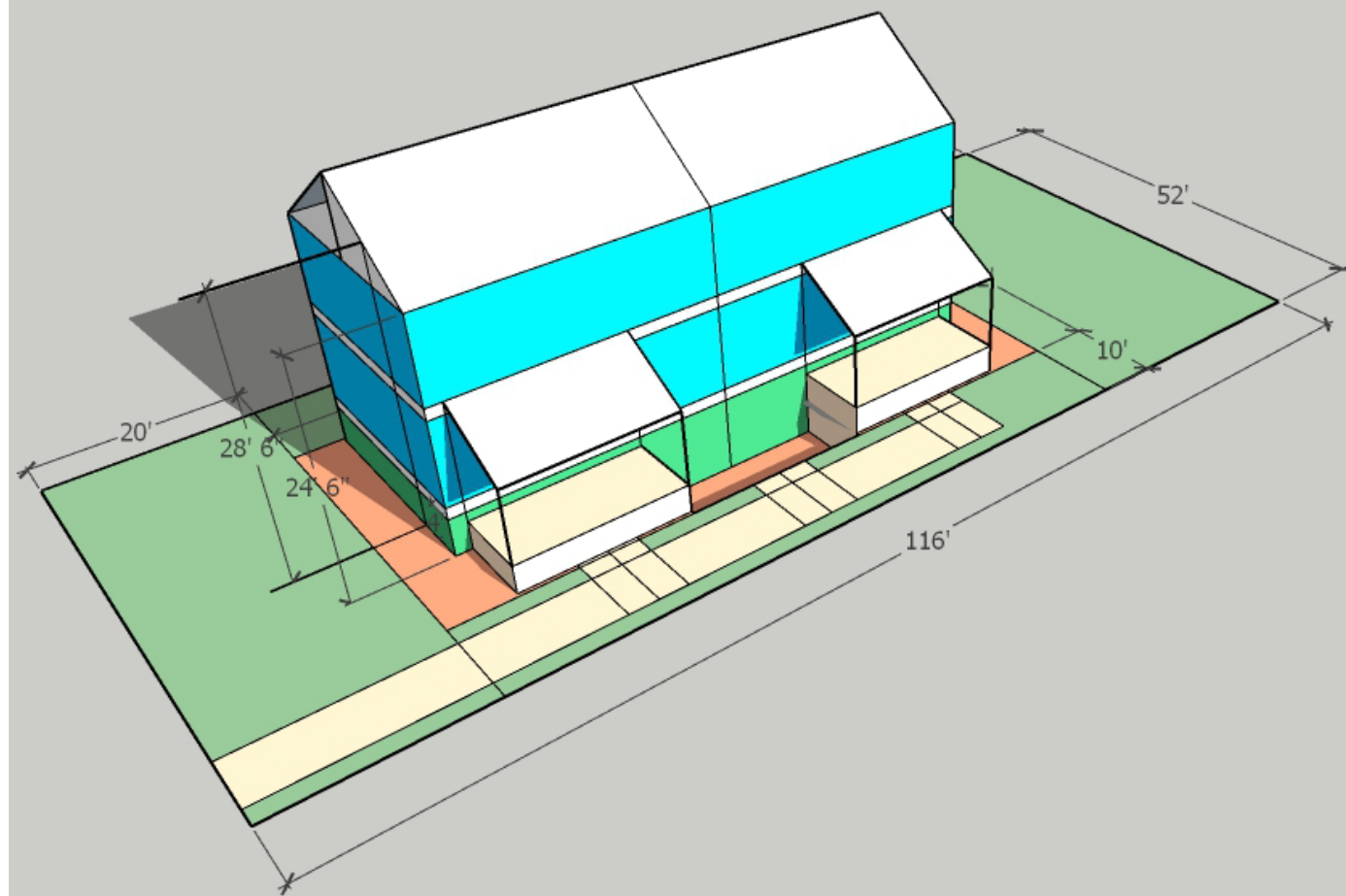
Two, one-bedroom units

121 square foot bedroom in each unit	2 individuals in each bedroom;	
	2 individuals X 1 bedroom X 2 units =	4

Two, junior one-bedroom/studio units

108 square foot bedroom in each unit	2 individuals in each bedroom;	
	2 individuals X 1 bedroom X 2 units =	<u>+ 4</u>

Maximum number of individuals that may permanently live in the entire building = 8



Three-unit Dwelling: Example 2 in R-2-5 zone

One, four-bedroom unit on first floor

90 square feet for each bedroom

1 individual in each bedroom;

1 individual X 4 bedrooms X 1 unit =

4

Two, three-bedroom units, on second floor

88 square feet for each bedroom

1 individual in each bedroom;

1 individual X 3 bedrooms X 2 units =

+ 6

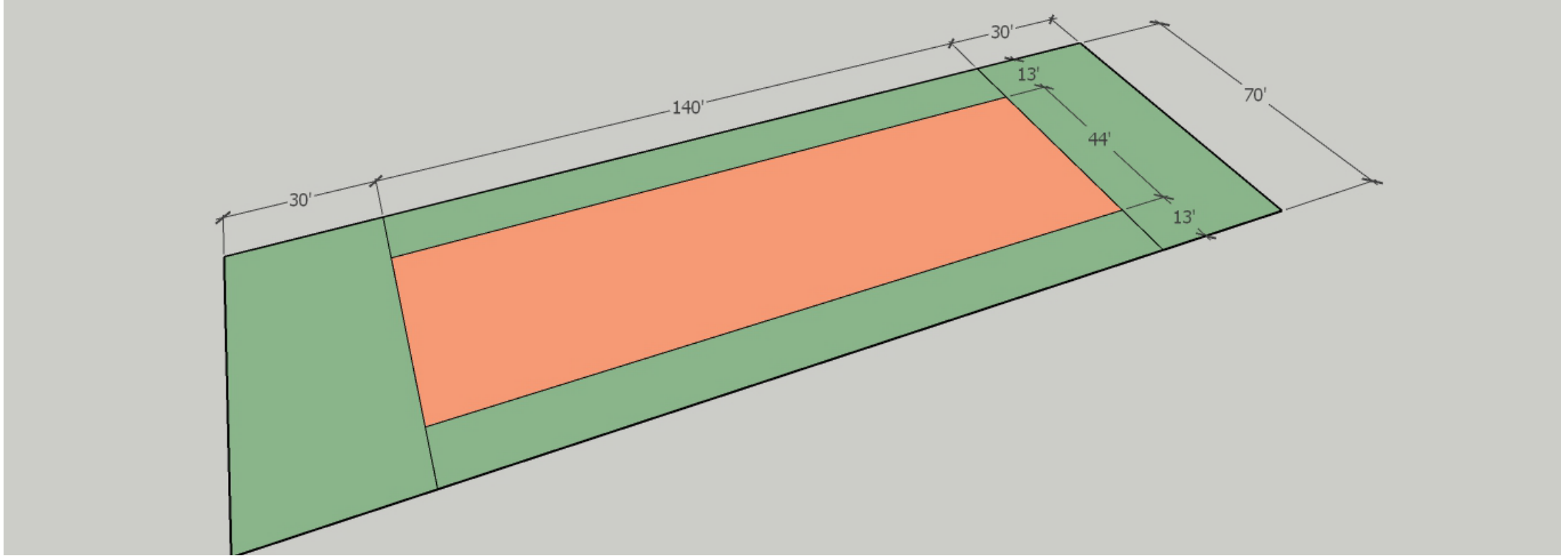
Maximum number of individuals that may permanently live in the entire building =

10

Maximum Number of Individuals that may Permanently Live in a Dwelling for Building Prototypes on the Sample R-8 Zoned Lot

R-8 zone

- 14,058 square foot lot
- 4,920 square foot maximum building size
- Examples for the maximum number of individuals that may permanently live in a dwelling:
 - Slide 7 – Single-unit dwelling
 - Slide 8 – Two-unit dwelling
 - Slide 9 – Four-unit dwelling



Single-unit dwelling on sample R-8 zoned lot

14,058 square foot lot

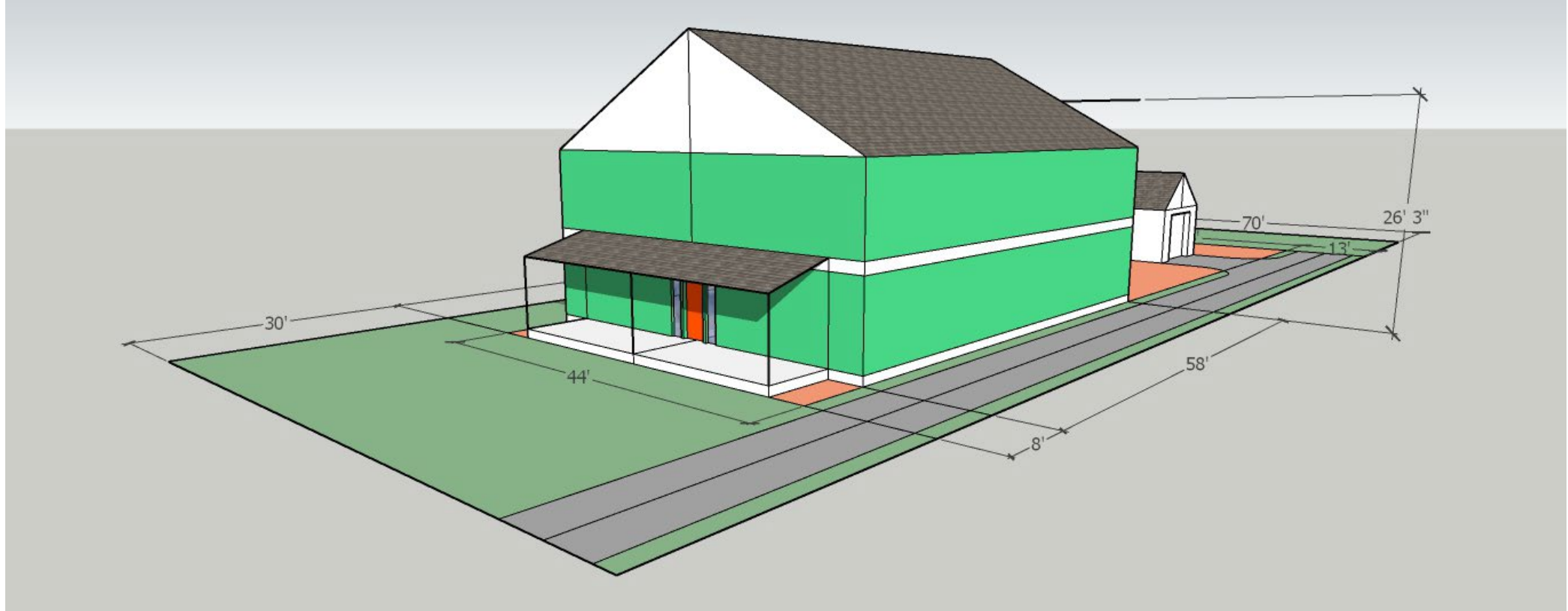
4,920 square foot maximum building size

Typical new house on lot size and of this square footage has five bedrooms

One 225 sf bedroom	4 individuals =	4
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Four 150 sf bedrooms	3 individuals in each bedroom;	
	3 individuals X 4 bedrooms =	<u>+ 12</u>

Maximum number of individuals that may permanently live in the entire building =	16
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Two-unit Dwelling with Units Arranged Side-by-side: Example 1 in R-8 zone

Two, three-bedroom units

140 square feet for each bedroom

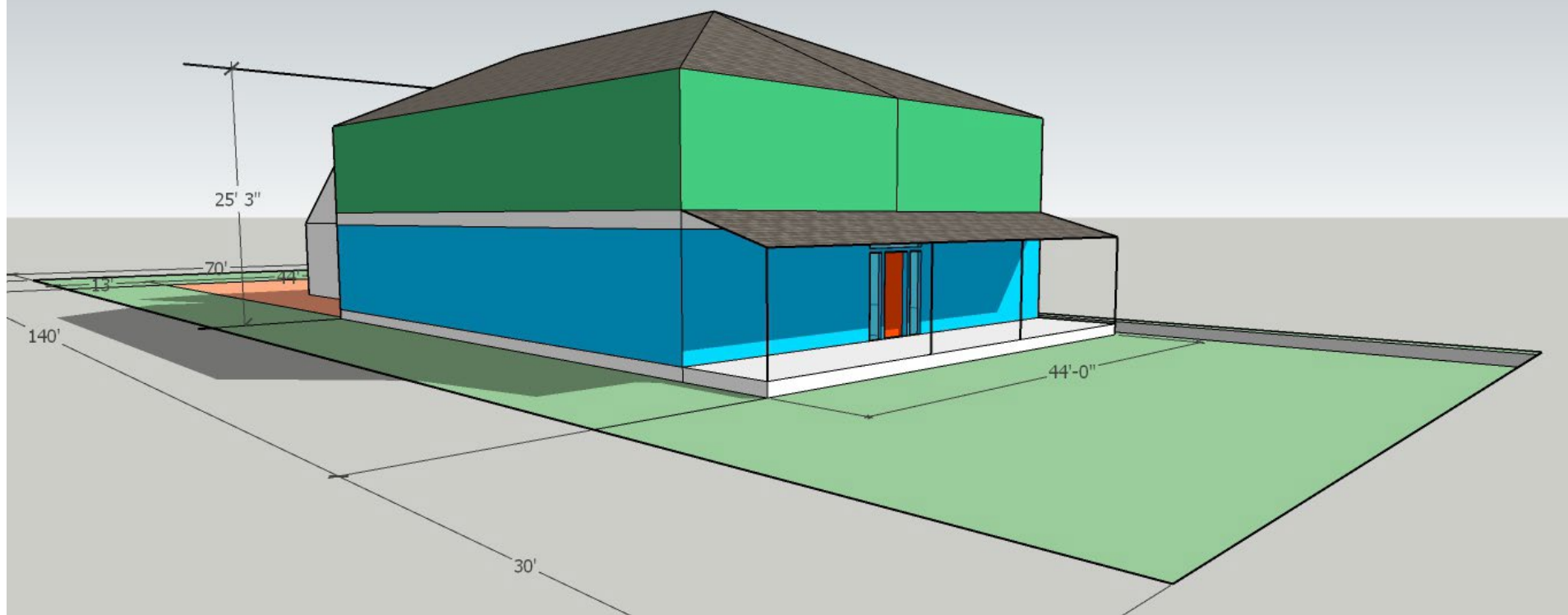
2 individuals in each bedroom;

2 individuals X 3 one bedrooms X 2 units =

12

Maximum number of individuals that may permanently live in the entire building =

12



Four-unit Dwelling: Example 2 in R-8 zone

Two, two-bedroom units on first floor

140 square feet for each bedroom

2 individuals in each bedroom;

2 individuals X 2 bedrooms X 2 units = **8**

Two, three-bedroom units, on second floor

120 square feet for each bedroom

2 individuals in each bedroom;

2 individuals X 3 bedrooms X 2 units = **+ 12**

Maximum number of individuals that may permanently live in the entire building = 20