

## **SECTION 6 MINIMUM LIVING AREA**

### **6.0 PURPOSE:**

To further the objective of Section 1.1, no building shall be built hereafter for residential purposes unless it shall provide a minimum living area per dwelling as follows:

### **6.1 MINIMUM LIVING AREA FOR SINGLE-FAMILY DWELLING**

Single Family Dwellings shall contain a minimum of 1,000 square feet of living area, 850 square feet of which must be located on the first floor.

The first floor is that which is located directly above and closest to the basement. For structures without basements the first floor is the floor directly above, in contact with and/or closest to, the ground or slab.

### **6.2 INTERPRETATION OF LIVING AREA**

Living area shall be computed by using the exterior dimensions of the walls, which enclose the living area, without deduction for hallways, stairs, closets, and thickness of walls, columns or other features. The exterior walls will typically be the outside walls (those exposed to the weather) when computing the area of the first and second story of a one and two story structure. For half story, attic, and other spaces the exterior walls will be those enclosing an identified envelope of living area. Living Area is defined as - That portion of a residential dwelling which has ceilings, walls and floors finished in a manner which is clearly intended for human occupancy, insulated and heated and conforming to the Connecticut State Building Code for residential occupancy. For the purpose of Section 6.1, living area shall exclude basements, garages, porches or verandahs, breezeways and terraces and rooms intended for heating and mechanical equipment and the storage of the homes heating fuel.

### **6.3 MINIMUM FLOOR AREA FOR ACCESSORY APARTMENTS**

Refer to Section 8.5.

### **6.4 MINIMUM FLOOR AREA FOR MULTI-FAMILY STRUCTURES**

Any building containing two (2) units or more shall be considered a multi-family structure and shall be subject to Section 3.7.

### **6.5 MINIMUM FLOOR AREA FOR UNFINISHED SECOND STORY**

Where the second story of a 1 1/2 or two-story dwelling is to remain in an unfinished state until a future date, the first story may be occupied provided it is in compliance with all building code requirements.