ORDINANCE 07-04
BOROUGH OF DUNELLEN

REVISED DUNELLEN ZONING ORDINANCE FOR OCCUPANCY REQUIREMENTS
FOR THE BOROUGH OF DUNELLEN, COUNTY OF MIDDLESEX, STATE OF NEW
JERSEY

Amendment to Dunellen Zoning Ordinance, adding Occupancy Requirements:

115-33 E/115-34 E: Occupancy Requirements

(1) Occupancy of Dwelling Units:
Every dwelling unit shall contain a minimum floor area of one hundred fifty (150) square feet for
the initial occupant, plus one hundred (100) square feet for each occupant thereafter. At least
fifty (50%) percent of the minimum floor area shall have a minimum ceiling height of seven (7)
feet.

(2) Occupancy of Sleeping Rooms
   (a) Every room utilized for sleeping purposes shall have a minimum area of seventy (70)
square feet for the initial occupant and fifty (50) square feet of additional floor area for
each additional occupant. At least fifty (50) percent of this floor area must have a
minimum ceiling height of seven (7) feet.
   (b) The floor area of that part of any room where the ceiling is less than five (5) feet shall
not be considered as part of the floor area in computing the total floor area in the room
for determining the maximum permissible occupancy thereof.
   (c) Independent rooming units shall be rented for occupancy or occupied by adults and
emancipated minors only, limited to total occupancy by two (2) persons.

(3) Lighting:
   Every habitable room shall have at least one window or skylight facing directly to the outdoors.
The minimum total window or skylight area measured between the stops for every habitable
room shall be eight (8) percent of the floor area of such room.

(4) Ventilation:
   Means of ventilation shall be provided for every habitable room. Such ventilation may be
provided by either an easily opening widow or skylight having an operable area of at
least fifty (50) percent of the minimum window or skylight area or by mechanical means that
provide at least two (2) air changes per hour.

(5) Cellars and Basements for sleeping purposes:
   Cellars and basement may only be used for sleeping purposes if the following conditions
have been met.
      (a) A minimum finished ceiling height of seven (7) feet is required.
(b) The walls and floors in contact with the earth must be damp-proofed in accordance with a method approved by the Administrative Authority.
(c) The provisions cited under **Lighting and Ventilation** must be observed.

(6) **Egress:**
(a) Every dwelling unit, or lodging unit shall have safe and unobstructed means of egress. Such means shall not be through another dwelling unit or part thereof and shall lead to a safe and open space at ground level accessible to the street.
(b) A room for sleeping purposes shall have safe and unobstructed means of egress leading to an outside area accessible to the street.
(c) A rented room for sleeping purposes shall comply with all of the above. Such a room shall not have a keyed lock on the access door. Privacy locks which only lock mechanically from the inside are permitted.