

**Township of Lawrence
County of Mercer**

Ordinance No. 1931-07

**AN ORDINANCE REGULATING MINIMUM SPACE, USE AND
LOCATION REQUIREMENTS FOR RESIDENTIAL RENTAL PROPERTIES**

BE IT ORDAINED BY THE Township Council of the Township of Lawrence that the revised ordinances of the Township be amended to add a new article regulating minimum space, use and location requirements of dwellings utilized for residential rental purposes.

NOW, THEREFORE, BE IT ORDAINED by the Township Council, of the Township of Lawrence, County of Mercer, and State of New Jersey that the Municipal Ordinances are hereby amended and supplemented as follows:

Section 1. Compliance Required

No person shall let to another for occupancy any dwelling or dwelling unit, for the purpose of living therein, which does not comply with the following requirements.

Definitions

As used hereafter, "occupant" shall refer to adult occupants, 18 years or older.

Floor Space

In all dwelling units other than rooming units, there shall be a minimum usable floor area for the initial occupant of 150 square feet and 100 square feet additional space for each additional occupant provided, however, that children under the age of two shall not be considered additional occupants.

In every dwelling unit other than a rooming unit, every room occupied or intended to be occupied for sleeping purposes by one occupant shall have a minimum usable floor area of 70 square feet and every room occupied or intended to be occupied for sleeping purposes by more than one occupant shall have a usable floor area of at least 50 square feet for each such occupant, provided, however, that children under the age of two shall not be considered to be additional occupants.

Kitchens, bathrooms and toilet rooms shall not be used for sleeping purposes.

Ceiling Height.

- A. At least half (½) of the floor area of every habitable room shall have a ceiling height of at least seven feet and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.**
- B. Every habitable basement shall have a minimum ceiling height of at least seven feet.**

Basement Use.

- A. No basement space shall be used as a sleeping room or dwelling unit unless:**
- 1. The space conforms to the requirements of the Uniform Construction Code.**
 - 2. The floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness.**
 - 3. There are no pipes, ducts or other obstructions less than six feet six inches (6ft 6 inches) above the floor level.**
 - 4. All furnaces or other heating facilities are so located, insulated and separated from the living area by fire rated partitions or walls necessary pursuant to the Uniform Construction Code so that the same does not constitute an undue hazard to the safety and health of the occupants. Storage of any materials or items shall not occur within thirty-six (36) inches of any heater or hot water heating unit.**
 - 5. The means of egress conforms to the Uniform Construction Code, including those requirements pertaining to sleeping purposes.**
- B. An interior room not having its own source of natural light and ventilation may be used for living purposes, other than sleeping, only where such room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening, doorway or archway at least six feet wide.**

Location of Sleeping Rooms

All sleeping rooms must have access via a common hallway.

Smoke Alarms and Carbon Monoxide Alarms:

All rental units in the Township shall have at least one (1) smoke detector on each floor level and a Carbon Monoxide detector within ten (10) feet of each bedroom. The Carbon Monoxide detector is not to be located in a bedroom, but is to be located in the hallway area adjacent to the bedroom.

Exit ways

- A. Safe exit way. Every dwelling unit shall have a safe and unobstructed means of exit leading to a safe and open space at ground level accessible to a street, conforming to the requirements of the Uniform Construction Code.**
- B. Direct access to exit way. Access to any exit required by this section shall not necessitate passage through any other dwelling unit or part thereof, nor shall any exit be subject to locking by any device which impedes or prohibits ready exit.**

Section 2.

This ordinance shall take effect twenty (20) days after passage.

Adopted: May 15, 2007

STATEMENT

This ordinance amends the Lawrence Township General Ordinances creating an article regulating minimum space, use and location requirements in residential properties.