



Prepared by the Division of
Property Standards

CITY OF AURORA, ILLINOIS
ZONING AND OCCUPANCY STANDARDS INFORMATION

- Property zoned single family may not have a dwelling unit added, even if occupied by family.
- Dwelling units may not be established in the basement or attic of any residence.
- Bedrooms are prohibited in the basement or attic except where proper escape windows, exterior doors or two independent exits are provided. All other requirements for habitable space must be met. These requirements are met in very limited circumstances.
- Bedrooms for more than one person must have at least 50 sq. ft. per occupant.
- New rooming-houses are not permitted.

Table PM-404.5

MINIMUM OCCUPANT REQUIREMENTS (AURORA PROPERTY MAINTENANCE CODE)

Minimum occupant area in square feet.

Space	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room	120	120	150
Dining Room	No Requirements	80	100

PM404.4.1 **Area for sleeping purposes:** Every room occupied for sleeping purposes by one *occupant* shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one *person* shall contain at least 50 square feet of floor area for each *occupant* thereof.

PM404.5.1 **Sleeping area:** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

PM 404.5.2 **Combined spaces:** Combined living room and dining room spaces shall comply with the requirements of Table 404.5 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.

PROPERTY REGISTRATION REQUIREMENTS

- All non-owner occupied single family residences, condominiums and townhomes must be registered and licensed *even if no rent is paid*. All two-unit and multiple unit residences must be registered and licensed. *Exemptions no longer exist for owner occupied two or multi-unit residences.*
- All vacant structures must be registered. Vacancy carries with the property and not the owner.
- Any change in ownership requires updated registration.
- A one-family dwelling where 4 or more unrelated persons reside is considered a Lodging House. Registration would be required in addition to other premise requirements.
- Should these conditions apply to your sale, contact the Division of Property Standards at:
77 South Broadway, Aurora, IL 60505. Phone (630) 256-3770

Property Address _____ Permanent Index Number _____

Residential Classification: (Please check one)

- Single Unit _____
Two-Unit _____
Multi-Unit _____

Failure to comply with these standards shall result in fines.