

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)

Space	Minimum occupant area in square feet.		
	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room	No Requirements	120	150
Dining Room	No Requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with Section PM-404.4		

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.*
- Any change in ownership requires updated registration.
- Should these conditions apply to your sale, contact the Department of Neighborhood Standards at One South Broadway, Aurora, IL 60505, 630-897-4589, www.aurora-il.org.

Property Address _____	<u>Residential Classification:</u> (Please check one)
	Single Unit _____
Permanent Index Number _____	Two-Unit _____
	Multi-Unit _____

Failure to comply with these standards shall result in fines.