

Dwelling Units in Single Family Districts PRESENTATION

In response to the Commission's discussion on April 15, 2020, the following definition for cooking facility/kitchen was created. The intent of this definition is to provide a clearer and more enforceable description of what components make up 'cooking facilities'. Also, a slight change was made to the dwelling unit definition, adding more than one 'set of utility meters' as another method of defining a second dwelling unit.

Cooking facility/kitchen	A room or portion thereof designated and/or customarily used as a place for the preparation and sanitation of food and containing a stove, refrigerator, oven, microwave, freezer, dishwasher or any other customarily used appliance or fixture for the preparation and sanitation of food, as well as any wiring or piping containing energy or power source for such facilities.
Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one set of cooking facilities cooking facility/kitchen or set of utility meters is considered to be a multi-dwelling unit structure. The term "dwelling unit" does not include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings.

The Commission's discussion has narrowed a decision to two options:

- (1) Potential amendment to the definitions section of the code to add a 'cooking facility/kitchen' definition and to revise the dwelling unit definition to include more than one set of utility meters; or
- (2) Make no changes to the code and continue to enforce the dwelling unit provision as written.