

Occupancy Limits for a Short Term Rental

The number of people allowed in a short term rental must comply with both of the following requirements:




Zoning Code Requirements


The Zoning Code limits the number of people allowed in any dwelling unit. The following tool is intended to assist you in understanding how many people are allowed. You may select up to 4 of the following boxes to reach the maximum number of people allowed. This maximum number includes all people living there as well as short term renters.




1 Adult with Kids:
1 Parent & their direct lineal descendants & adopted or legally cared for children (e.g. children [kids and adults], grandchildren, etc.)




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Adult:
1 adult with no kids. Adult can be the other parent, a friend, guest, etc.



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Building Code Requirements

The Building Code limits the number of people allowed by setting minimal square footage requirements per person:

- Total required space in dwelling units – a minimum habitable gross floor area of at least one hundred fifty (150) feet for the first occupant, at least one hundred (100) square feet for each occupant thereafter.
- Required space in legal sleeping rooms – a minimum gross floor area of at least seventy (70) square feet for the first occupant and for every room occupied for sleeping purposes by two (2) or more occupants shall have a minimum gross floor area of fifty (50) square feet per occupant thereof.