

Occupancy Standard for Rental Housing Glass Rental Management, Laramie Wyoming

To prevent overcrowding and squalid conditions, Glass Rental Management has established the following limits on occupancy. Should more than one of the following sections be applicable, the more restrictive limit shall apply.

1. Limit by Square Footage and Number of Bedrooms

For single family dwellings and duplexes, the maximum number of residents of each dwelling unit shall not exceed the gross area divided by 300, rounded to the nearest whole number. Bedrooms will accommodate two persons with a minimum size of 70 square feet, with no dimension being less than 7 feet. An additional 50 square feet shall be provided for each person in excess of two.

For multiple family dwellings buildings with three or more units, the maximum number of residents of each dwelling unit shall not exceed the gross area divided by 200, rounded to the nearest whole number. Bedrooms will accommodate two persons with a minimum size of 70 square feet, with no dimension being less than 7 feet. An additional 50 square feet shall be provided for each person in excess of two. [Note: The provisions in this paragraph have been replicated, verbatim, from the Minimum Building and Structures Code of the City of Tacoma, Chapter 2.01.]

2. Limit by Number of Available Bathrooms and Hot Water Capacity

For all dwelling units, no more than 4 occupants shall be allowed per 3/4 or full bathroom. A bathroom with no shower or bathtub shall not be counted toward the total. In addition, in any unit, building, or housing facility containing a conventional (not “tankless”) water heater, the number of occupants in all units served by a water heater shall not exceed the capacity of the water heater tank divided by 8 gallons.

3. Limit by City Ordinance

Chapter 15 of the Municipal Code of the City of Laramie, like those of many other cities (including Los Angeles and Boston), sets limits on the number of unrelated adults allowed to occupy a single dwelling unit. The limit varies according to the zoning classification of the land occupied by the dwelling unit. In no instance shall the number of unrelated adults in a unit be allowed to exceed the limit prescribed by municipal ordinance.

Note that these limits shall be applied equally to all occupants, regardless of familial relationships, and shall not be applied in such a way that specifically discriminates against families with children. Should any portion of this policy be determined to be illegal by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Effective May 1, 2014
Glass Rental Management