

PLUMBING AND MECHANICAL
INTERPRETATION MANUAL



CODE: Zoning Code

DATE:

CODE REF:

October
12, 1995

SUBJECT: "Kitchen" interpretation

A dwelling unit is one or more rooms designed to accommodate one family and containing only one kitchen plus living, sanitary, and sleeping facilities. A kitchen is an area or room which includes a heating process for preparing food.

The existence of a hot plate or microwave used in conjunction with a sink and refrigerator may constitute a kitchen. Some decision must be made by the code enforcement officer to determine whether the intent of the zoning regulations has been violated. There are some instances where these appliances are accessory to a pool or other recreational facility of a single-family dwelling and would not be considered to establish the presence of a second dwelling unit. In other cases, it is reasonable to conclude that the presence of these appliances in conjunction with other food related appliances (ie. refrigerator, freezer) constitute a kitchen in an additional dwelling unit. It is important for the code enforcement officer to exercise common sense and sound judgment in making these determinations.

Ed Levine
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SIGNATURE: *Lonnie Erwin,*
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