

CHAPTER 156

SINGLE-FAMILY RESIDENTIAL HOUSING

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156.01 MINIMUM REQUIREMENTS. All structures intended for residential occupancy placed, erected, assembled, or constructed in the City shall meet and comply with the following minimum requirements.

156.02 STRUCTURE SIZE. Each such single-family residential living structure (hereinafter referred to as the "living structure") shall have minimum exterior dimensions of at least 22 feet measured from outside of the exterior walls.

156.03 MINIMUM FLOOR AREA. Each living structure shall have a minimum floor area of not less than 800 square feet. In order to comply with this section, the minimum exterior dimensions of a residential structure shall not be less than 22 feet by 36.5 feet. A structure may include porches, sunrooms, garages and wings of lesser dimensions and area, so long as the primary living structure meets the minimum requirements.

156.04 FOUNDATION. All residential structures shall have a continuous and complete frost-protected perimeter foundation, except that a perimeter foundation shall not be required for a manufactured home if a perimeter foundation is incompatible with the structural design of the manufactured home structure. For such a manufactured home, a permanent foundation may be a pier footing foundation system designed and constructed to be compatible with the structure and the conditions of the site. Foundation materials may be masonry, poured concrete, wood, or metal and must extend below the normal frost line. The structure must be permanently attached to the foundation.

156.05 EXTERIOR WALL AND ROOF MATERIAL.

1. Exterior wall covering shall be wood or masonry finish, vertical or horizontal grooved siding or lap siding, or suitable commercial siding.
2. Roofing material shall be shingles, (asphalt, fiberglass or wood), slate, ceramic, or metal of a grade suitable for residential roofing, such as "standing seam" or embossed or textured metal.
3. Smooth, unfinished or corrugated metal or fiberglass shall not be used for exterior wall or roof covering.
4. Soffits, eaves, window or door trim, roofs, and coverings over bay and bow windows and doors may be smooth finished metal, vinyl, or wood or unfinished metal, such as copper, customarily used for residential structure.

156.06 CEILING HEIGHT. Each living structure shall have a minimum finished ceiling height of not less than seven and one-half feet.

156.07 ENTRANCE AND EXIT DOORS. Each living structure shall have no fewer than two functional entrances and exit doors.

156.08 NO WHEELS, AXLES OR TOWING DEVICES. No residence structure shall have attached wheels, axles, or a towing device.

156.09 EXEMPTION. The provisions of this chapter shall not apply to mobile or manufactured homes placed in a mobile home park or a mobile home subdivision in compliance with the zoning or subdivision provisions of this Code of Ordinances.

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