

Ordinance No. 117

On Ordinance for Minimum Requirements for Dwellings Outside Manufactured Home Parks.

THE VILLAGE OF PERRINTON ORDAINS;

Section 1. All dwelling units located outside approved manufactured home parks shall comply with all of the following:

A. All dwelling units shall provide a minimum height between the floor and ceiling of seven (7) feet, six (6) inches.

B. The dwelling unit shall be firmly attached to a permanent continuous foundation which complies with applicable provisions of the BOCA building code, adopted by the County.

C. All dwellings without basements shall provide a crawl space below the entire floor of the dwelling with vapor barrier on the floor of the crawl space. The crawl space shall also be provided with adequate drains to drain any accumulation or water in the crawl space.

D. All dwellings shall be firmly attached to the foundation so as to be watertight as required by the building code currently adopted by the County, or if a manufactured home, shall be anchored to the foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development regulations entitled, "Mobile Home Construction and Safety Standards."

E. The wheels, pulling mechanism and tongue of any manufactured home shall be removed prior to placement on a foundation.

F. All dwellings shall be connected to a public sewer system and water supply system, or a well and septic system approved by the Health Department.

G. All dwellings shall provide steps or a landing where there exists an elevation differential of more than ten (10) inches, between any door and the surrounding grade. All dwellings shall provide a minimum of two points of ingress and egress.

H. All additions to existing dwellings shall meet all of the applicable requirements of this Ordinance.

I. The single family dwelling, including manufactured homes shall have a minimum exterior breadth/caliper/width of twenty-four (24) feet. Such measurement shall be measured from the interior face of an exterior wall to the interior face of the opposite exterior wall. Breezeways, garages, porches, and other appurtenances shall not be considered part of the required twenty-four (24) feet. No principal structure shall have a habitable floor area of less than one thousand (1000) square feet. For purpose of this subsection, the term "habitable" shall include bathrooms, closets, halls and areas of similar use.

J. A dwelling must be properly maintained and protected against deterioration and damage from the elements or the passage of time by prompt and appropriate repairs, surfacing, coating and other necessary protective measures.

K. Every dwelling unit must contain a storage area equal to ten (10) percent of the square footage for the dwelling or one hundred (100) square feet, whichever is less, in a basement located under the dwelling, an attic area, closet areas, or a separate structure which meets all requirements of the Village Building Code.

L. Any additions, rooms or other areas of a dwelling must be constructed using workmanship and materials similar in quality to the original structure. Such

Ordinance No. 117

additions, rooms or other areas must be permanently attached to the principal structure and must be supported by a foundation as required herein.

M. All one or two-family dwellings, other than mobile homes located inside mobile home parks, must have a pitched roof, the principal portion of which has a slope of no less than one (1) vertical unit to four (4) horizontal units.

Section 2. The foregoing shall not be construed to prohibit skirting or innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

Section 3. Prior to issuance of a building permit for any dwelling unit, construction plans,, (drawn at a scale at least 1/4" = 1"), including a plot plan, adequate to illustrate compliance with the requirements of this Ordinance shall be submitted to the Building Inspector. If the dwelling unit is manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to manufactured homes set forth in this Section.

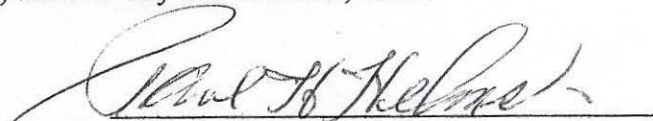
Section 4. All manufactured homes shall, at a minimum, meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development regulations entitled, "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended. All other dwellings shall meet the requirements of the building code adopted by the County.

Section 5. Effective Date. This ordinance shall take effect and be in force 15 days from and after its enactment as provided by the Village Council..

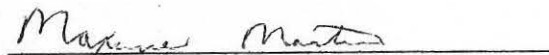
Passed and approved by the Village Council of the Village of Perrinton, Michigan, at a regular meeting held on the 6th. day of December, 1999.

We, the undersigned, President and Clerk of the Village of Perrinton, Michigan,, do hereby certify that the above and foregoing ordinance, known as Ordinance No. 117 of the Village of Perrinton, Michigan, was introduced at a regular meeting of the Village Council, held on November 1, 1999, and was thereafter passed at a regular meeting on December 6, 1999, at least two weeks elapsing between the introduction and the enactment.

Dated at Perrinton, Michigan, this 8th. day of December, 1999.



President



Clerk