

**ARTICLE XXIII
BUILDINGS AND USES AFFECTED**

Section 1. Minimum Building Requirements: No building or structure shall be erected, enlarged, reconstructed or moved in the planning area with less than the following:

A. Dwelling units:

1. All dwelling units shall provide a minimum floor area, exclusive of porches, breezeways and garages, as follows:

| <u>TYPE OF DWELLING UNIT</u> | <u>MINIMUM AREA</u> |
|------------------------------|---|
| Single-family | Six hundred square feet (600 sq. ft.) |
| Two-family | Six hundred square feet (600 sq. ft.) |
| Multiple-family | Four hundred eighty square feet (480 sq. ft.) Per unit |

2. Every dwelling unit shall be provided with at least one (1) water closet, which water closet shall be located within the dwelling and in a room which affords privacy.
3. Every dwelling unit shall contain a kitchen sink, which is connected to running water and an approved sewer system.
4. Every dwelling unit shall be enclosed with an exterior wall surface, other than tarpaper or corrugated metal.
5. No basement or cellar shall be occupied for residential purposes until the main portion above ground is completed.

- B. **Mobile Home or Trailer Houses:** No mobile home or trailer house may be used or occupied for residential purposes unless said mobile home or trailer house is located in a mobile home park or travel trailer park.

Exception: A travel trailer may be utilized:

1. on a residential property for occupation by the homeowner, during the construction or reconstruction of a single-family residence. Only during the period of an active building permit and active construction.
2. On a development site for security. Only during the period of active construction.

The above exceptions shall only be valid during the initial permit period. Any extension to the exception must be approved by the Planning & Zoning Board.

C. Motels:

1. The number of motel units permitted on a tract of land shall not exceed the number obtained by dividing the total square feet of area of the site by one thousand five hundred (1,500).
2. Motels shall be served with an approved public water supply and approved public sanitary sewer system.
3. Each motel unit shall contain not less than two hundred square feet (200 sq. ft.) of floor area.

D. Tents: No tent, except play tents for children, shall be used for any purpose, except those authorized by the Governing Body.

Section 2. Buildings and Structures Moved In: Buildings and structures may be moved to various districts providing:

- A. The proposed use conforms with the district zoning regulations of the district into which it is to be moved.
- B. The building or structure meets building, fire, safety and health regulations.
- C. The Board of Zoning Appeals finds that the building or structure will not devalue properties in the area where the structure is proposed to be moved.

Section 3. Elevation: Unless otherwise directed by the Building Official, the first floor elevation of a building or group of buildings shall be at least eighteen inches (18") above the grade of the highest point of the curb abutting the lot (where no curb and gutter exists, the highest point of the street or roadway).