



SINGLE-FAMILY OR TWO-FAMILY DWELLINGS STANDARDS

Any detached single-family or two-family dwelling located on an individual lot outside of a mobile home park or mobile home subdivision must meet the off street parking requirements in Chapter 21 of the Land Use Regulations, and the following standards in addition to any others required by law, except as provided in subsection G of this section:

A. The dwelling unit must meet the city building code or, if it is a manufactured home, it must be certified under the national manufactured housing construction and safety standards act of 1974, and must have been issued an insignia and approved by the U.S. department of housing and urban development, and must not have been altered in violation of codes. A used manufactured home must be inspected by the community development director or his designated representative prior to placement on a lot to ensure it has not been altered in violation of such codes.

B. The dwelling must be permanently connected to and approved for all required utilities. (Ord. 99-20, 11-18-1999; amd. 2010 Code)

C. The dwelling must be attached to a site built permanent foundation which meets the international residential code or, if the dwelling is a manufactured home, the installation must meet the ICC requirements for manufactured housing installations, including any successors to the state adopted code, and the space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with such ICC requirements, and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. At each exit door, there must be a landing that is a minimum of thirty six inches by thirty six inches (36" x 36") and that is constructed to meet the requirements of the international residential code. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation. (Ord. 08-41, 10-16-2008)

D. At least sixty percent (60%) of the roof of the dwelling must be pitched at a minimum of four to twelve (4:12) and shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass or metal tiles or slate or built up gravel materials. (Ord. 01-20, 10-18-2001)

E. The dwelling shall have exterior siding material consisting of wood, masonry, concrete, stucco, masonite, or metal or vinyl lap, or any material meeting the international residential code, or materials of like appearance approved by the city building official. The roof overhang must not be less than twelve inches (12"), measured from the vertical side of the dwelling. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed twenty five percent (25%) of the length of the dwelling. (Ord. 08-41, 10-16-2008)

F. The width of the dwelling shall be at least twenty feet (20') at the narrowest part of its first story for a length of at least twenty feet (20'), exclusive of any garage area. The width shall be considered the lesser of the two (2) primary dimensions. Factory built or manufactured homes shall be multiple transportable sections at least ten feet (10') wide, unless transportable in three (3) or more sections, in which case only one section need be ten feet (10'). (Ord. 99-20, 11-18-1999)

G. The community development director may approve deviations from one or more of the developmental or architectural standards provided in subsections D through F of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. The determination of the community development director may be appealed to the planning commission. (Ord. 08-41, 10-16-2008)

H. Replacement of an existing nonconforming manufactured home on a lot outside a mobile home park or mobile home subdivision shall comply with all requirements herein. (Ord. 99-20, 11-18-1999)