

**ARTICLE XXV**

**BUILDINGS AND USES AFFECTED**

**SECTION 1. MINIMUM BUILDING REQUIREMENTS:** No building or structure shall be erected, enlarged, reconstructed, or moved into the planning area with less than the following:

1. *Dwelling Units:*

- a. 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	600 square feet
Two-Family	600 square feet per unit
Multiple-Family	480 square feet per unit

- b. 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.
- c. Every dwelling unit shall contain a kitchen sink which is connected to running water and an approved sewer system.
- d. Every dwelling unit shall be enclosed with an exterior wall surface, other than tar paper or corrugated metal.
- e. No basement or cellar shall be occupied for residential purposes until the main portion, aboveground, is completed.
2. *Bed and Breakfast Inns:*

- a. All units shall be served with an approved public water supply and an approved public sanitary sewer system.

3. *Motels:*

- a. 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).
- b. Motels shall be served with an approved public water supply and approved public sanitary sewer system.

- c. Each motel unit shall contain not less than two hundred (200) square feet of floor area.
4. *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, including manufactured housing may be moved into various districts providing:

1. The proposed use conforms with the district zoning regulations of the district into which it is to be moved,
2. The building or structure meets building, fire, safety, and health regulations,
3. 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, and
4. The City Building Inspector has issued a building permit.

**SECTION 3. ELEVATION:** Unless otherwise directed by the City Building Inspector, the first floor elevation of a building or group of buildings shall be at least eighteen (18) inches above the grade of the center of the street or roadway.