

ORDINANCE NO. 111

Standards for Construction of Single Family Dwellings

An ordinance to regulate and supervise the construction and installation of single family dwellings within the Village of Custer.

Article 1. Standards for construction of single family dwellings

Section 1. Any single family dwelling shall comply with the minimum square footage requirements of this Ordinance.

Section 2. It shall have a minimum width across any section of 24 feet and comply in all respects with the county building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction which are less stringent than those imposed by the Village, then federal or state regulations shall apply.

Section 3. It shall be firmly attached to a permanent foundation, constructed on the site in accordance with the County building code and co-extensive with the perimeter of the building, which attachment shall also meet all applicable building codes and other state and federal regulations. In addition, if the dwelling is a mobile home, said dwelling shall be installed pursuant to the manufacturer's set-up instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.

Section 4. In the event that a dwelling is a mobile home it shall be installed with the wheels removed. No dwelling shall have any exposed towing mechanism, undercarriage or chassis.

Section 5. It shall be connected to a public sewer when available or, if not available, to a private facility approved by the local health department.

ORDINANCE NO. 111 CONT.

Section 6. It shall contain storage area either in a basement located under the dwelling, in an attic area, in closet area, or in a separate structure being of standard construction similar to or of better quality than the principal dwelling. Such storage shall be in addition to the space for the storage of automobiles and shall be equal to not less than 15% of the minimum square footage requirement of this Ordinance. In no case, however, shall more than 200 square feet of storage area be required by this provision.

Section 7. The dwelling shall have either a roof overhang of not less than 6 inches on all sides, or window sills and roof drainage systems concentrating roof drainage along the sides of the dwelling. It shall have not less than two exterior doors with one in the front of the dwelling and the other either at the rear or side of the dwelling. It shall have permanently attached steps connected to said exterior doors or to porches connected to said doors where a difference in elevation requires the same.

Section 8. It shall contain no additional rooms or other areas which are not connected with similar materials and similar quality of workmanship as the original structure, including the construction of a foundation and permanent attachment to the principal structure as required herein.

Section 9. The dwelling shall comply with all pertinent building and fire codes, including in the case of Mobile Homes, the standards for mobile home construction as contained in the U.S. Department of Housing and Urban Development (HUD) regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 1976, as amended.

Section 10. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this ordinance.

Section 11. Conformity with the requirements of this Ordinance shall be determined in the first instance by the Village Inspector upon review of the plans submitted for a particular dwelling, subject to appeal by an aggrieved party to the Village Council within a period of 15 days from the receipt of notice of the Inspector's decision.

ORDINANCE NO. 111 CONT.

Section 12. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the conventionally designed home.

Section 13. This Ordinance and its various parts, sections, sentences, phrases and clauses thereof are declared to be severable. If any part, section, sentence, phrase, or clauses judged unconstitutional or invalid, it is herewith provided that the remainder of this Ordinance shall not be affected thereby and shall remain in full force and effect as adopted.

Section 14. This Ordinance shall become effective immediately upon its adoption.

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