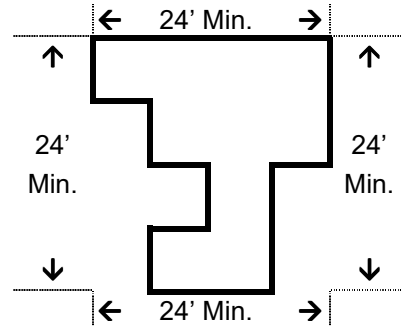


Section 20.6 Single Family Dwelling Standards

A. All single family dwellings (and modifications thereto) shall comply with all of the requirements of this Ordinance including the following standards, provided that the foregoing standards shall not apply to temporary dwellings authorized according to Section 20.7, and mobile homes located in a licensed manufactured housing community, except to the extent required by State and Federal law.

1. The dwelling shall have a cumulative finished floor area of all stories of a minimum of seven hundred twenty (720) square feet, exclusive of an attached garage, and shall have sufficient overall elevational dimensions to ensure compliance with subsection (2).
2. The dwelling shall have a minimum straight line dimension of at least twenty-four (24) feet across each of its front, side and rear elevations. See figure illustrating the required minimum 24' elevational dimension along front, side and rear sides of the dwelling. A square dwelling of 24' by 24' is insufficient to meet the minimum required 720 sq. ft. of floor area.



Next page below

3. The dwelling and all modifications thereto shall comply with the Michigan Construction Code and any Township fire codes. Where a dwelling is required by law to comply with federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by such codes, then such federal or state standard or regulation shall apply.
4. The dwelling shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code and shall have a wall of the same perimeter dimensions of the dwelling, except in the case of cantilever architecture, and constructed of such materials and type as required by the building code for such dwelling. In the case of a mobile home as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device, and shall be set on a concrete footing with a masonry wall extending from the perimeter wall of the dwelling to ground, or on a concrete footing with fireproof supports and shall have a continuous skirt extending from perimeter to ground, made of commercial quality or equivalent, and comply with the rules and regulations of the Michigan Mobile Home Commission, the Public Health Department, and HUD Regulations 24 CFR 3280, being the "Mobile Home Construction and Safety Standards". No dwelling shall have exposed wheels, towing mechanism, undercarriage, or chassis.
5. Any additions or modifications to a dwelling shall be constructed of similar or better quality workmanship as the original structure, including permanent attachment to the principal structure and foundation.
6. The dwelling shall contain storage area equal to ten percent (10%) of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less, and shall be located in a basement part of the dwelling, in a readily accessible attic area, in closet areas, or in a separate building on the same lot constructed of similar or better quality workmanship as the dwelling. Such required storage area shall be in addition to any interior storage area used for the parking or storage of vehicles.
7. The dwelling shall be connected to a public sewer and water supply or to such private facilities as are approved by the County Health Department.
8. The dwelling shall have a finished surface that is non-reflective or glare-producing. The finished surface shall be of weather-protecting materials such as brick, wood, vinyl, concrete and similar protective materials commonly used by the housing industry and designed to resist deterioration and damage from weather conditions. Such surfacing shall be maintained to ensure an effective protective covering for the more interior parts of the dwelling's walls and roof and more interior areas and shall be promptly repaired upon deterioration or other damage.
9. All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity. Compatibility shall be determined by the Zoning Administrator upon review of the plans submitted for a particular dwelling. Determination of compatibility shall be based on the standards in this Section and the character, design and appearance of one or more dwellings that comply with the standards set forth in subsections (1) – (8) and located within one (1) mile of the subject dwelling but outside of manufactured housing communities. The one (1) mile distance shall be measured along road right-of-ways. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as view, unique land contour, or relief from the common or standard designs.