

Section 2.05 -- RESIDENTIAL DESIGN STANDARDS.

Any residential structure, including manufactured dwellings and mobile homes not located in mobile home parks, shall be erected or constructed only in compliance with the following residential design standards. The Building Official shall have the authority to determine if the following requirements are met.

A. General Requirements.

1. Area and Bulk Regulations.

A residential structure, including any mobile home or manufactured dwelling unit, shall comply with the minimum floor area requirements specified for the zoning district in which the structure is located. Mobile homes shall comply with all regulations normally required for site-built housing in the zoning district in which it is located, unless specifically indicated otherwise herein.

2. Foundation.

Any residential structure, including a mobile home, shall be placed on a permanent foundation to form a complete enclosure under the exterior walls. The foundation shall be constructed in accordance with the adopted Building Code of the Township. A mobile home shall be securely anchored to its foundation in order to prevent displacement during windstorms. The wheels, tongue and hitch assembly, and other towing appurtenances, shall be removed before placing a mobile home on a permanent foundation.

3. Other Regulations.

Residential structures shall be constructed in compliance with applicable state, Federal, or local laws or ordinances. Mobile homes shall comply with the most recent regulations specified by the United States Department of Housing and Urban Development (HUD), Mobile Home Construction and Safety Standards (24CFR3280), as amended.

4. Use.

Mobile homes and other structures shall be used only for the permitted uses in the zoning district in which they are located.

5. Attachments.

Any exterior attachments or extensions onto a dwelling unit, such as entry steps and storage buildings, shall be subject to permit requirements and shall comply fully with the adopted Building Code and other regulations of the Township.

6. Utility Connections.

All residential structures shall be connected to public sewer and water systems.

7. Compatibility with Other Residences.

New residential structures, including mobile homes and manufactured dwellings, shall be aesthetically compatible with other residences in the vicinity. To assess compatibility, the Building Official shall evaluate the design and position of windows, exterior wall colors and color combinations, and other features of the new structure in relation to existing structures within three hundred (300) feet.

8. Roof Pitch.

The pitch of the main roof shall have a minimum vertical rise of one (1) foot for each four (4) feet of horizontal run, and the minimum distance from the eaves to the ridge shall be ten (10) feet, except where the specific housing design dictates otherwise (i.e., French provincial, Italianate, etc.). The roof shall be finished with a type of shingle or other material that is commonly used in standard on-site residential construction.

9. Exterior Materials.

The exterior siding shall consist of materials that are generally acceptable for site-built housing in the vicinity, provided that the reflection from such exterior surface shall be no greater than from white semi-gloss exterior enamel, and provided further that any such exterior is comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

10. Dimensions.

The dimensions and placement of mobile homes or manufactured dwellings located outside of a licensed mobile home park shall be comparable to typical dimensions and placement of site-built housing in the vicinity. A mobile home or manufactured dwelling shall be located on the lot so that the minimum width of the front elevation is no less than thirty-four (34) feet and the minimum dimension along any side or rear elevation is no less than sixteen (16) feet. If there are any extensions or additions to the front of the mobile home or manufactured dwelling, the minimum width of any such secondary front elevation shall be sixteen (16) feet. Such dimensions shall be measured from the outermost extremities and shall include additions to the main body of the mobile home or manufactured dwelling, such as living or recreation rooms, garages, carports, utility rooms, and the like, the front portions of which are within ten (10) feet of the front of the main body of the mobile home or manufactured dwelling.

11. Roof Overhang.

Residential structures shall be designed with either a roof overhang of not less than six (6) inches on all sides or with window sills and roof drainage systems to concentrate roof drainage at collection points along the sides of the dwelling. Concrete spill blocks shall be required for all run-off systems not connected to a public storm system.

12. Exterior Doors.

Residential structures shall have a minimum of two functional exterior doors for ingress and egress that shall not be located on the same side of the building.