

300.335 - One-family detached dwelling unit standards.

Sec. 3.35. One-family detached dwelling units located outside of mobile home parks or manufactured housing communities shall be subject to the following regulations:

1. The dwelling shall have a minimum width across any section of 24 feet and comply in all respects with the local Building Code. Where a dwelling is required, by law, to comply with any federal or state standards or regulations for construction, and where such standards or regulations allow standards of construction which are less stringent than those imposed by the local Building Code, then, and in that event, the less stringent federal or state standard or regulation shall apply.
2. The dwelling shall be firmly attached to a permanent foundation constructed on the site in accordance with the local Building Code and co-extensive with the perimeter of the building, which attachment shall also meet all applicable local Building Codes and other state and federal regulations.
3. The dwelling shall not have exposed wheels, towing mechanism, undercarriage, or chassis.
4. The dwelling shall be connected to a public sewer and water supply or to such private facilities approved by the Genesee County Health Department.
5. The dwelling shall contain storage area whether in a basement located under the dwelling, in an attic area, in closet areas 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 percent of the minimum square footage requirement. In no case, however, shall more than 200 square feet of storage area be required by this provision.
6. The dwelling shall be aesthetically compatible in design and appearance with other residences in the vicinity, and with either a roof overhang of not less than six inches on all sides, or alternatively with window and roof drainage systems concentrating roof drainage along the sides of the dwelling; with not less than one exterior door being in the front of the dwelling and which contains permanently attached steps connected to said exterior door area where a difference in elevation requires the same.

The compatibility of design and appearance shall be determined by the Building Official, upon review of the plans. Any determination of compatibility shall be based upon the following standards:

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based upon the quality of its design and relationship to its surroundings.
- b. Buildings shall have a good scale and be in harmonious conformance with permanent neighboring development.
- c. (i) ;hg;Materials shall have good architectural character and shall be selected for

- harmony of the building with adjoining buildings.
- (ii) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all buildings walls and other exterior building components wholly or partly visible from public ways and abutting residentially zoned or used property.
 - (iii) Materials shall be of durable quality.
 - (vi) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- d. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
 - e. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways and abutting residentially zoned or used property.
 - f. The roof overhang and pitch shall be comparable to the overhang and pitch of homes typically found in the surrounding area, provided the pitch of the roof shall not be less than five feet of rise for 12 feet of horizontal run (5:12).
 - g. Any determination of compatibility shall be based upon the standards set forth in this section, as compared against the character, design, and appearance of one or more residential dwellings located outside of mobile home parks within 2,000 feet of the subject dwelling where such area is developed with dwellings to the extent of not less than 20 percent of the lots situated within said area; or, where such area is not so developed, by the character, design and appearance of one or more residential dwellings located outside of mobile home parks or manufactured housing communities throughout the Township. 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 standard designed home.
- 7. The dwelling complies with all pertinent building and fire codes. In the case of mobile homes, the standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) regulations entitled "Mobile Home Construction and Safety Standards" as amended, shall apply. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
 - 8. 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 the Ordinance pertaining to such parks.