

ZONING

~~Secs. 32-282--32-310. Reserved.~~

ARTICLE IV. SUPPLEMENTAL REGULATIONS

DIVISION 1. GENERALLY

Sec. 32-311. Minimum standards; purpose.

All uses, buildings and structures permitted pursuant to this chapter shall conform to the performance and design standards set forth in this section. Said standards are determined to be the minimum standards necessary to comply with the intent and purposes of this Code as set forth in this article.
(Ord. No. 50, § 701, 12-7-1982)

Sec. 32-312. The principal building.

- (a) *Quantity permitted.* Except as provided by a conditional use permit issued pursuant to this chapter, there shall be no more than one residential dwelling unit on any one parcel of land as described in section 32-246, regarding lot provisions.
- (b) *Certain structures prohibited for dwelling.* No cellar, garage, recreational vehicle or trailer, basement with unfinished exterior structure above, or accessory building shall be used at anytime as a dwelling unit.
- (c) *Multiple uses.* Principal buildings with more than one use, in which one of those uses is a dwelling unit, shall require a conditional use permit.
- (d) *Provision for future.* All principal buildings hereafter erected on unplatted land shall be so placed as to avoid obstruction of future street or utility extensions and shall be so placed as to permit reasonably anticipated future subdivisions and land use.
- (e) *Required standards.* All principal buildings shall meet or exceed the minimum standards of the state building code, the state fire code, the state department of health, the state pollution control agency, and the county individual sewage treatment system ordinance, except that manufactured homes shall meet or exceed the requirements of the state manufactured home building code in lieu of the state building code.
- (f) *Keeping animals.* The keeping of animals except for domesticated pets inside of the dwelling unit shall be prohibited.
- (g) *Seasonal principal buildings.* All existing principal buildings in residential districts with nonwinterized construction or inadequate nonconforming year-round on-site sewage treatment systems shall be considered a seasonal principal building.
 - (1) No building permit shall be issued for the improvement of a seasonal principal building to a continuous year-round (365 days) habitable dwelling unit unless the existing building conforms, or the building after such improvement (including septic systems) will conform with all the requirements of the state building code.
 - (2) Any alterations, modifications or enlargements of an existing seasonal principal building for the purpose of continuing the seasonal use shall require a conditional use permit.

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(h) *Single-family detached dwellings.* In all districts where single-family detached dwellings are permitted, the following standards shall apply for single-family detached dwellings, including manufactured homes, except that these standards shall not apply to manufactured homes permitted by section 32-338:

- (1) *Minimum width.* The minimum width of the main portion of the structure shall be not less than 20 feet, as measured across the narrowest portion.
- (2) *Foundations.* All dwellings shall be placed on a permanent foundation and anchored to resist overturning, uplift and sliding, in compliance with the state building code.

(Ord. No. 50, § 702, 12-7-1982)

Sec. 32-313. Accessory buildings and other non-dwelling structures.

(a) *Types of buildings.* Accessory buildings and other non-dwelling structures include the following: storage or tool sheds; detached residential garages; detached rural storage buildings; detached domesticated farm animal buildings; agricultural farm buildings; non-accessory, non-dwelling structures. Said buildings are defined as follows:

- (1) *Storage or tool shed* means an accessory building of less than 120 square feet gross area with a maximum roof height of 12 feet.
- (2) *Detached residential accessory building* means an accessory building used or intended for the storage of motor driven passenger vehicles, hobby tools, garden equipment, workshop equipment, etc., with a maximum gross area regulated in subsection (b) of this section.
- (3) *Detached domesticated farm animal building* means an accessory building used or intended for the shelter of domestic farm animals and/or related feed or other farm animal supportive materials. Said building shall be regulated by subsections (b), (m) and (n) of this section.
- (4) *Agricultural farm building* means an accessory building used or intended for use on a rural farm as defined in section 32-1, the definition agricultural building.
- (5) *Non-accessory, non-dwelling structures* means a structure intended for uses permitted by conditional use permit. (Refer to section 32-245 and subsection (b) of this section.)

(b) *Permitted uses and sizes of accessory buildings and other non-dwelling structures.* The limitations in this subsection (b) also govern sizes of structures granted under a conditional use permit (CUP). Abbreviations used in this subsection are: CUP=conditional use permit; CC=certificate of compliance

- (1) *Storage, boat or tool shed.*
 - a. Permit required: None. See subsection (a)(1) of this section.
 - b. Maximum square footage: 120.
 - c. Maximum roof height: 12 feet.
 - d. Maximum number allowed: One.
- (2) *Detached accessory building.*
 - a. All parcels with less than one buildable acre:
 1. Permit required: Building.
 2. Maximum combined total square footage: 1,000.
 3. Maximum roof height: 35 feet.
 4. Number of buildings allowed: 2.
 - b. All parcels 1.01 acre to 2.99 acre:

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1. Permit required: Building and CC.
 2. Maximum combined total square footage: 1,500.
 3. Maximum height: 35 feet.
 4. Number of buildings allowed: 2.
- c. All parcels 3 acres to 4.99 acres:
1. Permit required: Building and CC.
 2. Maximum combined total square footage: 2,000.
 3. Maximum height 35 feet.
 4. Number of buildings allowed: 2.
- d. All parcels 5 to 9.59 acres:
1. Permit required: Building and CC.
 2. Maximum combined total square footage: 2,500.
 3. Maximum Height: 35 feet.
 4. Number of buildings allowed: 3.
- e. All parcels 9.6 to 14.99 acres:
1. Permit required: Building and CC.
 2. Maximum combined total square footage: 3,500.
 3. Maximum height: 35 feet.
 4. Number of buildings allowed: 4.
- f. All parcels 15 to 19.99 acres:
1. Permit required: Building and CC.
 2. Maximum combined total square footage: 4,000.
 3. Maximum Height: 35 feet.
 4. Number of buildings allowed: 4.
- g. All parcels 20 acres or more: No limit.
- (3) Non-accessory, non-dwelling structures:
- a. Permits required: CUP and building.
 - b. Maximum combined total square footage: Under 20 acres: as per permit.
 - c. Twenty or more acres: as per permit.
- (4) A certificate of compliance is required on all buildings over 1,000 square feet in area and for all buildings housing animals. For agricultural buildings on rural farm (as defined in section 32-1, agricultural building) only a CC is required.
- (5) No land shall be subdivided so as to have a larger building and/or exceed the total number of buildings as permitted by this section. The square footage of a building is calculated based upon the footprint of the foundation or main floor, whichever is larger, and includes any overhangs which are supported by posts or additional foundation support. Any accessory building may have a lower level, main level and loft area and still be considered an accessory