

ARTICLE XX

MINIMUM BUILDING REQUIREMENTS

SECTION 1. MINIMUM BUILDING REQUIREMENTS: No building or structure shall be erected, enlarged, reconstructed or moved into the Ulysses-Grant County Planning Area with less than the following:

1. Dwelling Units:

- (a) All dwelling units shall provide a minimum floor area, exclusive of porches, breezeways and garages, as follows:

<u>Type of Dwelling Unit</u>	<u>Minimum Area</u>
Single-Family	720 Square feet
Two-Family	600 Square feet per unit
Multiple-Family	600 Square feet per unit

- (b) Every dwelling unit shall be provided with at least one water closet, which water closet shall be located within the dwelling and in a room which afford privacy.
- (c) Every dwelling unit shall contain a kitchen sink which is connected to running water and an approved sewer system.
- (d) Every dwelling unit shall be enclosed with an exterior wall surface, other than tar paper or corrugated metal.
- (e) No basement or cellar shall be occupied for residential purposes until the main portion, aboveground, is completed.

1. Manufactured home or Trailer Houses: No manufactured home or trailer house may be used or occupied for residential purposes unless said manufactured home or trailer house is located in a Manufactured Home District or Manufactured Home Park District, an A-L District (as permitted), or R-S.

3. Motels:

- (a) The number of motel units permitted on a tract of land shall not exceed the number obtained by dividing the total square feet of gross area of the site by 1,500.

- (b) Motels shall be served with an approved public water supply and approved public sanitary sewer system.
- (c) Each motel unit shall contain not less than 200 square feet of floor area.

4. Tents:

No tents, except play tents for children, and camping in areas authorized by the Governing Body, shall be used for any purpose except those authorized by the Governing Body.