

ARTICLE 13

APPEARANCE AND DESIGN STANDARDS FOR SINGLE FAMILY HOUSING UNITS in the Low Density Residential Districts (R-2), the Suburban Estate Residential Districts (SER) and the Local Business Districts (LB).

Section 1300

INTENT.

These standards are created to ensure the health, safety and general welfare of the Township. They will further the equitable treatment of all housing construction types and provide affordable housing for a larger segment of the Township populations. Additionally, these regulations will improve the overall appearance of the housing stock and ensure more durable and safer homes for all residents.

Section 1301

APPEARANCE AND DESIGN CRITERIA.

These regulations apply to all single family housing units including Manufactured Homes, Modular Homes, and Site Built Homes in all districts.

- 1) The minimum floor area of the single family dwelling units shall be at least 1,000 square feet of living area. The garage portion of the structure is not included in the living area total calculation.
- 2) The minimum width of all single family dwelling units shall be at least twenty (20) feet.
- 3) All dwelling units shall have a minimum roof overhang of at least six (6) inches.
- 4) All dwelling units shall be double pitched and have a pitch of at least three (3) in twelve (12).
- 5) All dwelling units shall have roof material that is generally used in residential construction. The same materials shall be used in all primary buildings.
- 6) The home must be placed on a permanent foundation that complies with the BOCA Basic Building Code and be inspected by the Ashtabula County Department of Building Regulations.
- 7) The hitch, axles and wheels of a manufactured home shall be removed.
- 8) The dwelling unit must be oriented on a lot so that its long axis is parallel with the road right-of-way. A perpendicular or diagonal placement may be permitted if there is a building addition or substantial landscaping so that the narrow dimensions of the unit, as so modified and facing the street, is not less than fifty percent (50%) of the unit's long dimension.
- 9) The lot shall be landscaped to ensure compatibility with the surrounding properties.