

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1319 SPECIAL USE DISTRICTS

1319.1 FACTORY BUILT HOME NEIGHBORHOOD

1319.1.1 INTENT

Factory Built housing is a recognized form of affordable housing. The Factory Build Home Neighborhood (FBHN) is coded to allow for the development of specific neighborhoods which utilize factory built homes as the principal building construction methods. FBHN can only occur in areas which are designated FBHN on the City's land use map. By designating an area a FBHN, the intent is to treat factory built homes consistent with the provisions of West Virginia Code §8A-11-1; provided however, that factory built homes shall be subject to the design considerations codified in this Ordinance. The minimum development size for a FBHN after the enactment of this ordinance shall be 5 acres.

1319.1.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS ; CONDITIONAL USES (See Chapter 3 Article 1331 for conditions relating to uses permitted with conditions and conditional uses)

Uses Permitted by Right

Single Family Residences
Factory built homes
Essential Services, Class 1 & 2
Home Occupations

Uses Permitted with Conditions

Duplexes (Two Family Residences)
Residential Care Homes

Conditional Uses

Civic Uses
Recreational Facilities

1319.1.3 LOT SPECIFICATIONS

Refer to Chapter 1, Section 1341.02 for infill lot development standards. Civic buildings are exempt from front setback requirements.

Permitted Building Types

Allyard Buildings Only

Principal Structure Setbacks

Front: 20 ft
Sides: 10% of Lot Frontage or 8 ft,
whichever is greater
Rear: 25 ft

Maximum Front Porch Encroachment: 8 ft

Accessory Structure Setback

Sides: 5 ft

Rear: 5 ft

Alleys: 6 ft

Lot Dimensions

All lots must front along a minimum of 35 ft of publicly dedicated right of way in order to be built on.

Minimum lot width at building line: 60 ft.

1319.1.4 GENERAL PROVISIONS

A. All buildings shall comply with the provisions of Chapter 3, Article 1341, Architectural Requirements of this code.

B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Director.

C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 ft. Open decks and patios are permitted to encroach into the rear setback to within 5 feet of the property line.

D. Accessory buildings, pools, and other similar structures shall be constructed in the rear yard only and shall be set back a minimum of 5 ft from the side and rear property lines, unless otherwise indicated. The Planning Director may permit the placement of an accessory building in a side yard, if no practical alternative exists, provided the provisions of Chapter 3, Article 1341, Architectural Requirements are met. The following uses are permitted within accessory structures: parking, gazebo, pool house, equipment storage, artist studio space, sauna, workshop, and conservatory, satellite dishes. The aggregate floor area of all accessory structures shall not exceed ½ the total floor area of the principal structure.

E. Satellite dishes may not exceed 2 feet in diameter.

F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height and shall be constructed of split rail, wooden picket, chain link in accordance with Chapter 3, Article 1341.6.2(B)(2), or other material as determined by the building inspector which will not present or create a solid visual obstruction. Side and rear yard fences shall not exceed 6 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard. Notwithstanding any other provisions of

this section to the contrary, doghouses and dog related structures shall be placed in rear yards only.

H. Trash containers and mechanical equipment shall be located in the side or rear yard and shall be screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of 3 feet from the property line.

I. Factory Built Home Neighborhoods with 20 or more lots shall have at least two (2) entrances.

J. Individual homes shall be placed upon separately platted lots.

1319.1.5 HEIGHT

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roof line. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they're placed.)

Principal structure: Maximum Height 26 feet or two stories

Accessory structures: Maximum Height 26 feet or two stories.