

CODE OF THE TOWN OF ANSTED

PART ELEVEN-HEALTH LAW, CHAPTER VII, ARTICLE 43, SECTIONS I-99

An ordinance to amend and modify Chapter VII, Article 43, Sections I-99 of the Town of Ansted Code as follows:

SECTION I

All new Single-family dwelling units shall comply with the following design standards regardless of the zoning district in which they are located:

- a) Roof Pitch shall be a minimum of 3:12,
- b) Roof materials shall be of a type that is in compliance with the WV State Building Code,
- c) Roof over hang or eaves shall be designed for a minimum of six inches as measured from the vertical side of the building and not including rain gutters, which are required.
- d) The unit's exterior finish shall be wood siding, vinyl siding, composite siding (cement board), stone, brick or other material approved by the WV State Building Code.
- e) A perimeter enclosure of stone or block is required for all single-family dwelling units in accordance with the city code.
- f) No housing unit shall be less than twenty-four feet wide, and not less than 500 sq feet in total area.
- g) Additionally, for manufactured housing units, all tow bars, axles and wheels shall be removed. The housing unit shall rest on a required center support and meet tie-down requirements per the WV State Building Code.

SECTION II

Placement of non-conforming housing units for the purpose of upgrading or improvement of housing units that pre-existed the adoption of Town of Ansted ordinance of February 2, 2006 establishing standards for Single Family Dwelling Units.

- a) A replacement for an existing non-conforming housing unit (one that pre-existed the 2006 ordinance), with a newer and clearly improved condition non-conforming housing unit is allowed for the owner of record as recorded in the tax records of the Fayette County Tax Assessor's office. Verification of newer and clearly improved shall be determined by the Zoning Enforcement Officer / Building Inspector. His ruling may be appealed to the town council whose ruling shall be final.
- b) Minimally, the replacement, non-conforming unit, must meet requirements b, d, e and g in Section I of this ordinance.

- c) The replacement unit must occupy the same foot print (land area) as the unit being replaced. If the replacement or upgrade cannot meet this requirement[(Section II, paragraph c)], it must then conform to all zoning and land use Bulk Regulations for setback as defined in the Town of Ansted Comprehensive Land Use Guidelines.
- d) An application for variance for a non-conforming use permit must be made for approval of this variance to the Town of Ansted Zoning Enforcement Office. The fee will be \$150.00 and the application must provide documentation satisfactory to the Zoning Enforcement Officer that the proposed unit meets all requirements of this section.

SECTION III Temporary Construction Trailers

Temporary construction trailers will be handled under the appropriate permitting process of the Comprehensive Land Use Plan of the Town Of Ansted.

This ordinance was read on the 5th day of March 2015 and a second time on the 2nd day of April 2015 after which the Council of the Town of Ansted, by voice vote did pass the same. This ordinance shall become effective the 2nd day of April 2015.

First Reading March 5, 2015 Date Vote results 4-yes; 0-no

Second reading April 2, 2015 Date Vote results 4-yes; 0-no

Randy W. Halvey
Recorder

Ronnie A. Hobb
Mayor