

ORDINANCE NO. O2019-30

**AN ORDINANCE ESTABLISHING SECTION 1355
"DWELLING STRUCTURE REQUIREMENTS"
OF THE CODIFIED ORDINANCES OF THE CITY OF GALLIPOLIS, OHIO**

WHEREAS, the City of Gallipolis is desirous of promoting the health and welfare of the Citizenry by enforcement of the provisions adopted by these Codified Ordinances and the International Property Maintenance Code (as amended from time to time); and,

WHEREAS, the City of Gallipolis is desirous of instituting additional requirements for the construction of dwelling structures to promote said welfare of the citizenry; and,

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Gallipolis, Ohio:

SECTION I: That Section 1355 is hereby established and shall read as follows:

1355.01 PURPOSE.

The purpose of this chapter is to establish general requirements and square footage requirements for the construction of dwelling structures in the City of Gallipolis, Ohio.

1355.02 DEFINITIONS.

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meanings indicated in this section.

- (a) Where terms are not defined in this code and are defined in the *International Property Maintenance Code*, such terms shall have the meanings ascribed to them as stated in that code.
- (b) Where terms are not defined through the methods authorized by this section, such terms shall have the ordinarily accepted meanings such as the context implies.
- (c) Dwelling Unit: Space within a building comprising living, dining, sleeping rooms, or storage closets as well as space and equipment for cooking, bathing, and toilet facilities all used by one (1) family and its household employees and having a separate means of egress and ingress to a common area or the outside.
- (d) Dwelling, Single-Family: A building consisting of a single-dwelling unit only separated from other dwelling units by open space.
- (e) Dwelling, Two-Family: A building consisting of two (2) or three (3) family units which may be either attached side by side or one above the other and each unit having either a separate or combined entrance or entrances.

- (f) Dwelling, Multiple-Family: A building consisting of four (4) or more dwelling units including condominiums with varying arrangements of entrances and party walls. Multiple-family housing may include public housing and industrialized units.
- (g) Dwelling: The term "Dwelling" used by itself is intended to encompass all forms including "Unit", "Single-Family", "Two-Family" or "Multiple-Family".
- (h) Family: One (1) or more persons occupying a single-dwelling unit provided that unless all members are related by blood or marriage, no such family shall contain over five (5) persons. Domestic servants employed on the premises may be housed without being considered as members of the family.
- (i) Living Space: Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas shall also be considered *living spaces* so long as said areas are heated.
- (j) Lot: A parcel of land intended for transfer of ownership or building development, having its principal frontage on a public street.
- (k) Mobile Home: A non-self-propelled vehicle transportable in one (1) section, built on a metal chassis. These are produced in a factory for use as a residential dwelling. These are less than 18 feet in width and/or under 1,000 square feet in size. These are not allowed within the City.
- (l) Permanent foundation: permanent masonry, concrete, or a footing or foundation approved by the division of industrial compliance of the department of commerce pursuant to Chapter 4781 of the Ohio Revised Code, to which a manufactured or mobile home may be affixed.
- (m) Planning Commission: The Planning Commission of Gallipolis, Ohio.
- (n) Setback Line: A line indicating the minimum horizontal distance between the street easement or right-of-way line and buildings or any projection thereof other than steps or permanently open porches, unless otherwise specifically defined.
- (o) Structure: Anything constructed where the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground with exception to landscaping.

1355.03 DWELLING STRUCTURE REQUIREMENTS.

- (a) All dwelling structures must be constructed on a permanent foundation and structures must be comparable to surrounding adjacent dwellings.

(b) The dwelling structure must be constructed or assembled on site. No structure of temporary character, trailer, mobile home, motor home, basement, tent, shanty, garage, barn, storage shed, outbuilding or similar-type structure may be erected or used for a place of residence.

(c) For a dwelling, single-family: the square footage of first floor heated living space shall be a minimum of 850 square feet.

(d) If a lot of record at the effective date of adoption or amendment of this Ordinance, notwithstanding limitations imposed by other provisions of the Codified Ordinances of Gallipolis, Ohio, is a size that prevents the construction of a dwelling, single family as described in section (c) with required setbacks, then the square footage of the first floor heated living space shall be, at a minimum, equal to or larger than the square footage of the lot's previous dwelling's first floor heated living space. The new structure must adhere to all required setbacks as defined in the Codified Ordinances of Gallipolis, Ohio.

(e) For dwelling, two-family or dwelling, multiple-family structures: the square footage of the first floor heated living space shall be a minimum of 480 square feet per dwelling unit and the total square footage of heated living space for each dwelling unit shall be a minimum of 850 square feet.

(f) Proposals for dwelling structures, other than described in sections (a) through (e) above, shall be brought before the Planning Commission for consideration.

BE AND HEREBY IS ESTABLISHED, AND;

SECTION 2: That this Ordinance shall take effect and be in full force at the earliest period of time allowed by law.

PASSED: September 17, 2019

ATTEST:

Annette M. Landers
Clerk of the City Commission
Annette M. Landers

Michael C. Fulks
President of the City Commission
Michael Fulks

The foregoing Ordinance is hereby approved as to form.

Bryn
Gallipolis City Solicitor
Brynn Saunders Noe