

5 GENERAL REQUIREMENTS

5.1 MINIMUM SIZE OF DWELLING UNITS:

- 5.1.1 Single-family, Two-family, and Multi-family shall have a minimum gross area of seven-hundred and fifty (750) square feet and a minimum width of twenty-four (24) feet;
- 5.1.2 Efficiency unit shall have a minimum gross floor area of four-hundred (400) square feet;
- 5.1.3 Factory Built Home and Manufactured Home shall have a minimum gross floor area of seven-hundred and fifty (750) square feet per unit and a minimum width of twenty-four (24) feet;
- 5.1.4 Manufactured home, single-wide shall have a minimum gross floor area of four-hundred and eighty (480) square feet;
- 5.1.5 Cabin shall have a minimum gross floor area of four-hundred (400) square feet;
- 5.1.6 Cabin, recreational shall have a minimum gross floor area of two-hundred (200) square feet and shall not exceed five-hundred and fifty (550) square feet exclusive of porches, decks, etcetera;
- 5.1.7 Park Model shall have a minimum gross floor area of two-hundred (200) square feet and a maximum of three-hundred and ninety-nine (399) square feet. *(Units four-hundred (400) square feet and larger must comply with manufactured home construction and placement standards.)*

5.2 SPECIAL DEVELOPMENT REQUIREMENTS:

- 5.2.1 **HOME OCCUPATION I:** This use is intended to be allowed in zone districts where residential uses are permitted and where the home occupations have minimal impact on adjacent uses. This use is an accessory use provided all of the following conditions are met:
 - 5.2.1.1 Such use shall be clearly incidental and secondary to the use of the residence for dwelling purposes and shall not change the character so as to give an outward appearance nor manifest any characteristic of a business.
 - 5.2.1.2 There shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than two (2) square feet and shall not be illuminated; such sign shall be subject to other portions of this Resolution pertaining to signs.
 - 5.2.1.3 Such use shall be conducted by the inhabitants living in the principal dwelling and no more than one (1) employee.