

Town of Arena Ordinance 2018-001
Single Family Dwelling Standards

WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325, and its successors, of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

AUTHORITY. These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes

Single Family Dwelling Standards

(a) Title. This ordinance shall be known as the "Single Family Dwelling Standards of the Town of Arena" and will be referred to as "this ordinance".

(b) Purpose. This ordinance provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished, and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures. Its purpose is to protect and foster the health, safety, and well-being of persons occupying or using such buildings and the general public.

(c) Scope. New buildings hereafter erected in, or any building hereafter moved within or into, the town shall conform to all the requirements of this ordinance except as they are herein specifically exempted from part or all of its provisions. Any existing building shall be considered a "new building" for the purposes of this ordinance whenever it is used for dwelling, commercial or industrial purposes unless it was being used for such purpose at the time this ordinance was enacted. The provisions of this ordinance supplement the laws of the state of Wisconsin pertaining to construction and use and the zoning code of the town and amendments thereto to the date this ordinance was adopted and in no way supersede or nullify such laws and the said zoning code. [Prior code § 10-3-1].

d) Single Family Dwellings in the Town of Arena must meet the following standards:

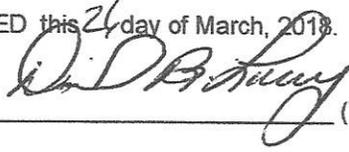
1. Home must be a minimum of 24 feet wide.
2. Roof must have a minimum slope of 3:12.
3. Home must be placed on a permanent foundation.
4. Home must have an 8 inch eave attached to the entire perimeter of the structure.
5. Home must have not less than 1000 square feet of living space. Living Space defined as follows: The floor area under the roof of a dwelling unit that is contained within the interior surface of its perimeter walls, except as follows: Living area does not include garages or attics and basements not designed, intended, and constructed for human habitation.
6. All work shall be done in accordance with the requirements of the Town of Arena Comprehensive Plan, all applicable Iowa County Ordinances and the Laws and Regulations of the State of Wisconsin. Township, County and Uniform Dwelling Code permits will be required .

e) PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance

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Effective Date: Following passage by the Town Board, this ordinance shall take effect the day after the date of publication or posting as provided by sec. 60.80, Wis. Stats.

ADOPTED this 24 day of March, 2018.



(Town Board Chairperson)

Posted this 24 day of March 2018.

Attest: Patricia Ackew (Town Clerk)