

CHAPTER 14
BUILDING CODE

14.01 SCOPE AND PURPOSE. (1) The Town hereby adopts the Vilas County Land Zoning and Water Protection Ordinance and the County Sanitary Ordinance, except where this chapter imposes great restrictions than are imposed by such ordinances, then the provisions of this chapter shall control

(2) This chapter shall compliment and further impose restrictions and clarification to the Vilas County Land Zoning and Water Protection Ordinance and the County Sanitary Ordinance to uniformly control specific aspects of land use, construction of buildings and other property improvements within the Town.

14.02 GENERAL PROVISIONS. (1) TITLE. This chapter shall be known, referred to and cited as the Town of Conover General Land Use Ordinance or simply as Conover Ordinance 90.

(2) LIMITATIONS OF ORDINANCES. At the discretion of the property owner, the lawful use of any building or land as existing and lawful on the date of enactment of this chapter may be continued even though such use may not be in conformity with the provisions of this chapter. No provision of this chapter shall be interpreted or construed to prohibit the construction or alteration of a single family dwelling on a lot or tract of land small than the minimum requirements of this chapter, provided such single lot or tract was recorded as such prior to the date of the enactment of this chapter and further provided that such construction complies with all other applicable requirements of this chapter.

14.021 DEFINITIONS (a) Manufactured Home means any of the following:

(1) A structure, transportable in one or more sections, which in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

(2) A structure which meets all the requirements of par. (1) except the size requirements, and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 USC 5401 to 5425.

(3) A mobile home, unless a mobile home is specifically excluded under other provisions of this ordinance.

(b) Mobile Home means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with wall of rigid un - collapsible construction, which has an overall length in excess of 45 feet. "Mobile Home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacture's warranty.

(4) Building or Structure (66.1337 & 70.111(10) WS (a) means any structure that is intended to be a permanent accession to real property; that is designed or used for sheltering people, animals or plants, for storing property or for working, office, parking, sales or display space, regardless of any contribution that the structure makes to the production process in it; that in physical appearance is annexed to that real property; that is covered by a roof or encloses space; that is not readily moved or disassembled; that is otherwise constructed or erected and that is commonly known to be a building because of its appearance and because of the materials of which it is constructed. (b) a building or structure can include fences, garages, sheds and any type of storage unit or commercial, industrial or manufacturing building.

14.03 BUILDING SPECIFICATIONS. (1) No new building or structure shall hereafter

be erected and no existing building or structure shall be added in a manner altering its exterior dimensions, or moved or changed in use, until a zoning permit has been issued.

(a) Zoning permits are valid for a period of two (2) years.

(Rev. Res 87-06)

(b) Applications for zoning permits are to be obtained from the Conover Zoning Administrator

(c) After-the-fact permits or permit after violation shall result in the doubling of the original fee

(2) A building or structure intended to be used for human habitation shall have a minimum of 700 square feet of floor area. (Regulated by Zoning Code – Chapter 17)

(3) All buildings or structures intended to be used for human habitation, shall be erected upon a continuous concrete or masonry foundation, such foundation extending to at least 36 inches below the finished grade of the ground or to standards set by Vilas County

(4) All buildings or structure (except mobile homes) intended for human habitation which are not constructed upon a continuous concrete slab, shall have at least a 24 inch crawl space under any portion of the building or structure not serviced by a basement.

(5) All buildings or structures' exteriors shall be completed on or before two (2) years from the date of issue of the zoning permit and such completed exterior shall not consist of any mill slabs or tar paper.

14.04 SETBACK (1) No building, structure or mobile home, or any part thereof, shall be erected or placed within 75 feet of the center line of any town road. (Regulated by Zoning Code – Chapter 17)

(2) All other setback requirements shall be in accordance with Vilas Ordinance 85.