

Section 719.64 – Single Family Dwelling Standards

A. All single-family dwellings erected in Lenox Township or brought into Lenox Township shall comply with the following:

1. A building permit issued by Lenox Township shall be required before beginning construction of any site-built dwelling and before any factory-built dwelling is brought into the township.
2. All single-family dwelling units shall comply with the Township Building Code in effect at the time. If a dwelling is required by law to comply with state or federal standards different from the Township Building Code, then such state or federal standards or regulations shall apply.
3. All single-family dwelling units shall be fastened to a minimum 8-inch masonry foundation, which is continuous around the perimeter of the dwelling to a depth of at least 42 inches. If the dwelling is a mobile home, it shall be installed according to the manufacturer's setup instructions, secured to the premises by an anchoring system complying with the rules and regulations of the Michigan Mobile Home Commission, and shall have a perimeter wall as described above.
4. All single-family dwellings shall comply with this Chapter's minimum square footage requirement for the zone in which they are located.

B. To promote compatibility and relative uniformity of single-family dwellings, the following features shall be present in all single-family dwellings:

1. A roof overhang of not less than 12 inches.
2. A roof with a pitch no less than 4/12 (4 inches vertical for every 12 inches horizontal) on the main structure, excluding porches, patio roofs, attached garages, overhang, and similar subordinate architectural features or components of the dwelling, as determined by the Building Inspector. The roof of the main structure shall be in the shape of a hip, gable, shed, gambrel, or similar style.
3. At least two exterior doors on different sides of the dwelling with steps or porches connecting said doors with the ground where an elevation change requires the same.

4. The exterior surfaces of exterior walls shall be covered with wood, stucco, or material of metal, metal alloy, brick, masonry, vinyl, or plastic with major actual or visual vertical or horizontal joints spaced at not more than 8 inches apart.
 5. Incorporates a storage of at least 100 square feet, in addition to the minimum floor area required in that zoning district, located in a basement, attic, closet, or a separate structure of standard construction similar to or better quality than the principal dwelling. The previous standards shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the standard designed home.
- C. If a dwelling is a mobile home, it shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage, or chassis.
 - D. The dwelling shall contain no additions, rooms, or other areas not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
 - E. The dwelling shall comply with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus, and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
 - F. The preceding standards shall not apply to a manufactured home in a licensed home community.