



# BUILDING ORDINANCE

## Website Version

### Building Ordinance – 07.31.1996

All dwellings newly built, manufactured, and mobile homes shall comply with the construction provisions of the Uniform Dwelling Code (UDC) and the following restrictions:

1. No home under 950 square feet minimum, excluding porches, decks, and appurtenance to be set up for a dwelling in the Town of Monroe. EXCEPTION: Portable/permanent storage unit of 150 square feet or less.
2. All homes which are being relocated shall be required to have an approved variance from the Town Board and shall meet current requirements of this ordinance.
3. All new homes, manufactured homes or mobile homes shall have at least a pitched roof with 3 X 12 shingled, cedar shakes, clay tile or metal roof, which must be installed before occupancy, or delivery.<sup>1</sup>
4. Replacement of existing mobile homes will comply with this ordinance. *Also, they need to receive a reconnect Sanitary permit from Adams County.*
5. A hardship variance may be obtained from the Town Board in the case of fire or natural disaster. The owner must petition the board proposing what the situation is and how close he can meet the new restrictions.
6. No dwelling, commercial building, garage, addition, outbuilding, pole barn, or shed shall be built or brought into the town without appropriate Adams County and Town of Monroe - Building, Sanitary and Electrical permits.<sup>2</sup>
7. Occupancy shall not occur until Adams County building inspector issues an occupancy permit.
8. All homes shall be completed on exterior walls with finish siding and skirting within 2 years of building permit being issued.
9. Violations: It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this ordinance. In case of any violation, The Town Board may institute appropriate action or proceedings to enjoin the violation of this ordinance.
10. Any person, firm or corporation who fails to comply with the provisions of this ordinance shall, upon conviction thereof, forfeit not less than \$25.00 nor more than \$500.00 and cost of prosecution for each violation. Each day a violation exists or continues shall constitute a separate offense.

Footnote <sup>1</sup>Amendment dated 12.17.2002

Footnote <sup>2</sup> Amendment dated 08.26.2013