

ARTICLE XXVII

BUILDINGS AND USES AFFECTED

SECTION 1. MINIMUM BUILDING REQUIREMENTS: No building or structure shall be erected, enlarged, reconstructed, or moved into the zoning jurisdiction with less than the following:

1. *Dwelling Units:*

- a. All dwelling units shall provide a minimum floor area, exclusive of porches, breezeways, and garages, as follows:

<u>TYPE OF DWELLING UNIT</u>	<u>MINIMUM AREA</u>
Single-Family	600 square feet
Two-Family	600 square feet per unit
Multiple-Family	480 square feet per unit

- b. Every dwelling unit shall be provided with at least one (1) water closet, which water closet shall be located within the dwelling and in a room which affords privacy.
- c. Every dwelling unit shall contain a kitchen sink which is connected to running water and an approved sewer system.
- d. Every dwelling unit shall be enclosed with an exterior wall surface, other than tar paper or corrugated metal.
- e. No basement or cellar shall be occupied for residential purposes until the main portion, aboveground, is completed.

2. *Bed and Breakfast Inns:*

- a. All units shall be served with an approved public water supply and an approved public sanitary sewer system.

3. *Motels:*

- a. The number of motel units permitted on a tract of land shall not exceed the number obtained by dividing the total square feet of area of the site by one thousand five hundred (1,500).

- b. Motels shall be served with an approved public water supply and approved public sanitary sewer system.
 - c. Each motel unit shall contain not less than two hundred (200) square feet of floor area.
4. *Tents*: No tent, except play tents for children, shall be used for any purpose except those authorized by the Governing Body.

SECTION 2. BUILDINGS AND STRUCTURES MOVED IN: Buildings and structures may be moved into various districts providing:

- 1. No structure shall be moved into the City of Phillipsburg and located on an individual lot or parcel as an individual unit, and no structure shall be moved from one area to another area within the City except after final approval by the Board of Zoning Appeals. A structure shall in this case mean all buildings which were initially constructed on site or were constructed off site with the intention of moving the structure to a location other than where constructed. Manufactured homes shall be excluded from this provision when desiring to move into or out of a manufactured home park or manufactured home subdivision, but this provision shall include pre-constructed structured commonly referred to as “double-wides” unless locating in manufactured home parks or manufactured home subdivisions. The procedure for requesting approval for the moving of structures shall be the same as required for the authorization of special uses as provided in ARTICLE XXXI hereof. Provided that when an application is made to the Board of Zoning Appeals to move a structure other than a structure of new construction, the Board of Zoning Appeals may require the applicant to furnish a performance bond directed to the City of Phillipsburg, Kansas, in a sum not less than 25 percent of the anticipated value of the structure when moved and completed. The condition of the bond shall be that the principal shall complete the moving procedure and complete construction and renovation as set forth in plans and specifications provided to the Board of Zoning appeals, all within 12 months from the date the Board of Zoning Appeals shall issue a permit to move the structure.

SECTION 3. ELEVATION: Unless otherwise directed by the City Building Inspector, the first floor elevation of a building or group of buildings shall be at least eighteen (18) inches above the grade of the center of the street or roadway.