

ORDINANCE #23-2

AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 13, SECTIONS 13.03(3)(a), (b), and (c) and TO CREATE CHAPTER 13, SECTION 13.12 OF THE CITY OF CORNELL MUNICIPAL CODE

The common council of the City of Cornell do ordain as follows:

SECTION I – REPEAL AND RECREATE CHAPTER 13, SECTION 13.03(3)(a)

Chapter 13, Section 13.03(3)(a) of the City Code of Ordinances is hereby repealed and recreated to read as follows:

“(a). R-1 Single-Family Residential District.

Principal Use: One-Family dwellings.

Conditional Uses: See Section 13.04(4) and (5).

Lot: Width: Minimum 70 feet
 Area: Minimum 7,000 feet

Building: Area: Minimum 900 square feet

Building Width: Minimum 24 feet

Yards: Street: Minimum 25 feet
 Rear: Minimum 25 feet
 Side: Minimum 12 feet”

SECTION II – REPEAL AND RECREATE CHAPTER 13, SECTION 13.03(3)(b)

Chapter 13, Section 13.03(3)(b) of the City Code of Ordinances is hereby repealed and recreated to read as follows:

“(a). R-2 Single-Family Residential District.

Principal Use: Use permitted in the R-1 District and duplexes

Conditional Uses: See Section 13.04(4) and (5).

Lot: Width: Minimum 70 feet
 Area: Minimum 10,000 feet

Building: Area: Minimum 1,200 square feet

Building Width: Minimum 24 feet

Yards: Street: Minimum 25 feet
Rear: Minimum 25 feet
Side: Minimum 12 feet”

SECTION III – REPEAL AND RECREATE CHAPTER 13, SECTION 13.03(3)(c)

Chapter 13, Section 13.03(3)(c) of the City Code of Ordinances is hereby repealed and recreated to read as follows:

“(c). R-2-M Single-Family Residential District Mobile.

Principal Use: Mobile Home Parks, as defined in Sec. 6.05 of Cornell Municipal Code are Permitted principal uses.

Conditional Uses: Accessory businesses and uses connected with principal use as a Mobile Home Park

Requirements per Mobile Home Space:

Lot: Width: Minimum 34 feet
Area: Minimum 3000 square feet

Yards:(Per Mobile Home Space) Side: Minimum 10 feet
Rear: Minimum 10 feet
Front: (not fronting on Street) 10 feet

Provision I In addition to the above, the distance between any mobile home and any street shall be a minimum of 25 feet.

Provision II In addition to the above requirements, all mobile home parks must meet the requirements of Sec. 6.05, Cornell Municipal code and Sec. 66.0435, Wis. Stats.”

SECTION IV – CREATE CHAPTER 13, SECTION 13.12

Chapter 13, Section 13.12 of the City Code of Ordinances is hereby created to read as follows:

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“13.12 MANUFACTURED HOME STANDARDS

(1) PURPOSE. The purpose of these provisions is to establish standards governing the appearance and location of manufactured homes. These regulations are intended to allow a mixture of housing types in a manner which will not adversely affect existing neighborhoods. For this reason, standards have been established which regulate the appearance of manufactured homes, allowing in residential zoning districts only those that are acceptably similar in appearance to site-built dwellings on individual lots.

(2) MANUFACTURED HOME DEFINED. A manufactured home is defined as a structure or structures certified and labeled as a manufactured home under 42 U.S.C. secs. 5401 to 5406, built since June 15, 1976, that bears a seal indicating it has met the mobile home construction and safety standards of the United States Department of Housing and Urban Development (HUD standards), is used as a permanent dwelling, and meets the criteria set forth in this Section 13.12.

(3) STANDARDS. Manufactured homes shall be considered one-family dwellings for the purpose of this Chapter 13, provided such structures:

(a) Consist of more than one section, with a combined width of at least 24 feet, having a minimum floor area of 900 square feet.

(b) Have a non-metallic, wood shake, asphalt or fiberglass shingle roof with a minimum slope of 3:12.

(c) Have a minimum 8" eave attached to at least 50% of the perimeter of the roof.

(d) Have exterior wall coverings consisting of any of the following materials or combinations thereof: (i) Horizontal aluminum, steel or vinyl siding; (ii) Wood or simulated wood; or (iii) Brick or stone.

(e) Have a permanent foundation meeting the requirements of the state uniform dwelling code and approved by the zoning administrator, which surrounds the entire perimeter of the structure and completely encloses the space between the siding and the finished grade.

(f) Are permanently affixed to the foundation with the running gear and towing hitch removed, and have an anchoring system that is totally concealed under the structure.

(g) Are constructed and installed pursuant to a building permit and subject to all required inspections to ensure that the foundation and all on-site work is constructed to minimum standards and that the manufactured home is assembled on-site to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements. All manufactured homes shall comply with applicable provisions of the City of Cornell building code and with all erosion control requirements of the state uniform dwelling code.

(h) Comply with all other applicable requirements of the zoning district in which the manufactured home is located, such as, but not limited to, lot size and setback requirements.

(4) ACCESSORY STRUCTURES. An attached accessory structure, as permitted in the zoning district in which the manufactured home is to be located, shall be similar in material and design as that of the manufactured home. Accessory structures, additions, and all on-site improvements shall meet zoning code and state uniform dwelling code standards.

(5) ADMINISTRATION. Applications for approval of manufactured homes on individual lots in residential districts shall be submitted to the zoning administrator on a standard prescribed form. Such applications shall include all information necessary to determine the manufactured home's conformity with the standards of this section. Applicant shall sign the application, pay all necessary fees, provide all information necessary to verify that the manufactured home meets the standards for manufactured homes, and be issued a building permit prior to moving the structure to the building site. The zoning administrator, following issuance of a building permit, and upon inspection of the site for the attachment of the structure to a foundation, shall verify that all standards for manufactured homes have been met, as certified in the signed application form.”

SECTION V – SEVERABILITY

The provisions of this ordinance shall be deemed severable and it is expressly declared that the City of Cornell would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other person's circumstances shall not be deemed affected.

SECTION VI --- PUBLICATION, POSTING AND EFFECTIVE DATE

This ordinance shall be effective upon publication as required by Wis. Stat. § 62.11(4).

Adopted this ____ day of _____, 2023.

CITY OF CORNELL

By: _____
Mark Larson, Mayor

Attest: _____
David DeJongh, City Administrator/Clerk/Treasurer