

# VILLAGE OF EDMORE

## SUPPLEMENT TO ZONING PERMIT • Dwellings outside of Mobile Home Parks

All dwelling units located outside of mobile home parks shall comply with the following requirements:

Minimum size - not less than 960 square feet of ground floor area, exclusive of open porches, garages or steps.

\*Must have a foundation of concrete or block around the entire exterior. The foundation to be a minimum depth of 42" below grade and have a maximum exposed foundation above grade of 16" and a minimum exposed foundation above grade of 8". If the unit is not placed on a basement, a crawl space or a monolithic permanent concrete slab is allowed subject to the following:

1. Crawl space - minimum of 16" in depth below the floor, with a vapor barrier consisting of 2" of concrete on the floor of the crawl space, or
2. shall be affixed to a monolithic permanent concrete slab consisting of a minimum of 4" of concrete. Any crawl space shall be provided with adequate drains to drain any accumulation of water in the crawl space.
3. Wheels, pulling mechanism and tongue must be removed prior to placement on a foundation.
4. Must be connected to a sewer or water supply system approved by the Village.
5. Must have steps or porches permanently affixed to the foundations where there is an elevation differential of more than (1) foot between any door and the surrounding grade

All dwellings shall provide a minimum of (2) points of ingress and egress.

All single family units shall provide a minimum of 80 square feet of enclosed storage space excluding closets. (Said enclosed storage space may consist of basement, garage, shed or other structure approved by zoning administrator.

All dwellings must have a roof overhang of not less than 6" on all sides and provide for proper drainage at collection points.

All dwellings shall provide for a driveway surfaced with concrete, asphalt, or gravel.

Driveway approaches may be of gravel or asphalt. The grade level of the driveway approach which lies on the Village right of way must not hamper grading, plowing or any Village maintenance, and must be adequately drained to meet the requirement of the Montcal County Drain Commission. Driveway approaches which lie within the village right of way shall not be placed over a water curb stop, sewer lateral or utility service connection.

\*The Village of Edmore requires the above specifications, unless the County/State minimum requirements are of higher standard, in which case the higher standards would prevail.

Driveway approaches may be of gravel or asphalt. The grade level of the driveway approach which lies on the village right-of-way shall be such that it does not interfere or hamper grading, plowing or any village maintenance, and shall be adequately drained to meet the requirements of the Montcalm County Drain Commission. Driveway approaches which lie in the village right-of-way shall at no time be placed over a water curb stop, sewer lateral or utility service connection.

Water / Sewer Connection Application and deposits are required prior to any connection to the Village lines. Direct any inquiries to the DPW office at 427-3747.