

ORDINANCE NO. 2167

AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE XXIV, § 115-172 G RELATING TO CONDITIONAL USES REGARDING MANUFACTURED HOMES

WHEREAS, due to the importance of Manufactured Housing in Sussex County, a Manufactured Housing Committee was established to review the Sussex County Code and make recommendations to the Sussex County Council for changes to the Code; and

WHEREAS, this Ordinance is the result of those meetings and the recommendations set forth by the Manufactured Housing Committee;

NOW THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. Amend Sussex County Code, Chapter 115, Article XXIV, § 115-172 G., SPECIAL REQUIREMENTS, by deleting the sentence contained in § 115-172 G.(7) which reads, [Steps with related landing, not exceeding 28 square feet of lot coverage, may project four feet into the required setback.].

Section 2. Amend Sussex County Code, Chapter 115, Article XXIV, § 115-172 G., SPECIAL REQUIREMENTS, by adding new subsections 172 G.(13) and 172 G.(14) to read as follows:

(13)

No part of any accessory building shall extend closer than five feet to the boundaries of an individual residential site, or within 20 feet to a main residential structure or addition thereto on another residential site, or within 10 feet of an accessory building on another residential site, or exceed an overall height of 25 feet. An existing accessory building, of the same dimension, may be replaced in the same location if the accessory building was previously permitted by Sussex County and if authorized by the Park Management.

(14)

Open unenclosed landings with steps, and temporary handicap ramps for emergency needs, providing access into the main residential structure may project four (4) feet into the required side yard setback and the twenty (20) foot separation requirement. An open unenclosed landing, not exceeding four (4) feet by four (4) feet located near the elevation of the finished floor of the main residential structure shall have the necessary steps to get down from the landing to the grade of the lot. Open unenclosed landings and steps shall not be calculated as part of the 35% lot coverage requirement since they are required to provide access into the main residential structure. Temporary handicap ramps may be permitted for emergency needs upon receipt of an affidavit from a doctor on an annual basis that an emergency situation exists and shall be subject to the approval of Park Management, the Director, and the County's Chief of Building Code. A temporary handicap ramp shall be designed and built to County Building Code and Federal Code guidelines relating to the Americans with Disabilities Act with specified slopes, handrails, etc. A temporary handicap ramp permitted under this Subsection shall be removed if the need for it no longer exists.

Section 3. Effective Date. This Ordinance shall become effective upon its adoption by majority of all members elected to Council.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2167 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 14TH DAY OF DECEMBER 2010.



ROBIN A. GRIFFITH
CLERK OF THE COUNCIL