

1 **Sec. 3-9-79. Model Homes**

- 2 (a) *Generally.* Model homes may be permitted in areas zoned for such residential units after a building
3 permit has been obtained. A model home may be constructed in a commercial zoning district only if
4 constructed in compliance with the commercial building code and shall not be occupied for living
5 purposes. The model home shall not be required to comply with the commercial building code if, at
6 the time of application, an affidavit is submitted stating that the model home will be removed when it
7 ceases to be used as a model or that the structure will be brought into compliance if the use of the
8 structure is altered. Sales from temporary branch offices within models located in residential districts
9 shall be permitted only for the sale of units offered by the owners or developers provided that a
10 model home shall not be used as a contractor's office, general real estate office, or a resale listing
11 office unless such offices are located in zones permitting such occupations. The use of a model
12 home as a sales or rental office in a non-residential zoning district shall be conditioned on subsection
13 (b).
- 14 (b) *Parking.* Each model home shall provide a minimum of four parking spaces which shall be
15 accessible to the public. Parking shall conform to the following development standards:
- 16 (1) All required parking shall be graded and improved with asphalt, concrete, paver block, turf
17 block, brick, marl or shell.
- 18 (2) Each space shall be a minimum of nine feet wide by 18 feet long; except that driveways shall be
19 a minimum of 16 feet wide to allow for the parking of four vehicles (stacking of two deep is
20 allowed).
- 21 (3) Each space shall be clearly delineated.
- 22 (4) No parking shall be located within a road right-of-way.
- 23 (5) Required parking may be allowed on an abutting lot only when under the same ownership as
24 the model home. Proof of ownership shall be provided at the time of building permit application.
- 25 (6) All driveways must be graded and paved in accordance with the requirements set forth by the
26 county engineering department.
- 27 (c) Model homes constructed in a commercial zoning district shall not be used as a dwelling unit unless
28 the property is zoned OMI, CT and RMF-T prior to October 7, 1997.
- 29 (d) The following requirements shall apply if model homes constructed in a residential zoning district:
- 30 (1) The model home may be open between the hours of 8:00 AM and 8:00 PM.
- 31 (2) Units are permitted a single Primary Sign no greater than 32 square feet in area, which must be
32 set back at least 20 feet from any adjacent lot.