

Land Development Regulation
Chapter 3-9. Zoning
Article III. Special Regulations

Sec. 3-9-79. Model Homes

1 **Sec. 3-9-8779. Model ~~Homes~~ residential units.**

2 (a) *Generally.* ~~Model homes~~ of residential units may be permitted in areas zoned for such residential
3 units after a building permit has been obtained. A model ~~residential unit~~ home may be constructed in
4 a commercial zoning district only if constructed in compliance with the commercial building code and
5 shall not be occupied for living purposes. The model ~~residential unit~~ home shall not be required to
6 comply with the commercial building code if, at the time of application, an affidavit is submitted
7 stating that the model ~~residential unit~~ home will be removed when it ceases to be used as a model or
8 that the structure will be brought into compliance if the use of the structure is altered. Sales from
9 temporary branch offices within models located in residential districts shall be permitted only for the
10 sale of units offered by the owners or developers provided that a model ~~residential unit~~ home shall
11 not be used as a contractor's office, general real estate office, or a resale listing office unless such
12 offices are located in zones permitting such occupations. ~~A model residential unit located in a~~
13 ~~residential zoning district may be occupied as a dwelling unit only upon the approval of a special~~
14 ~~exception by the board of zoning appeals. If such special exception is approved, parking shall be~~
15 ~~provided in accord with the required parking for model residential units only. The use of a model~~
16 ~~residential unit home as a sales or rental office in a non-residential zoning district shall be conditioned~~
17 ~~on subsections (b) and (c).~~

18 (b) *Parking.* Each model ~~residential unit~~ home shall provide a minimum of four ~~(4)~~ parking spaces which
19 shall be accessible to the public. Parking shall conform to the following development standards:

- 20 (1) All required parking shall be graded and improved with asphalt, concrete, paver block, turf
21 block, brick, marl or shell.
- 22 (2) Each space shall be a minimum of nine ~~(9)~~ feet wide by ~~eighteen~~ ~~(18)~~ feet long; except that
23 driveways shall be a minimum of ~~sixteen~~ ~~(16)~~ feet wide to allow for the parking of four ~~(4)~~
24 vehicles (stacking of two ~~(2)~~ deep is allowed).
- 25 (3) Each space shall be clearly delineated.
- 26 (4) No parking shall be located within a road right-of-way.
- 27 (5) Required parking may be allowed on an abutting lot only when under the same ownership as
28 the model home. Proof of ownership shall be provided at the time of building permit application.
- 29 (6) All driveways must be graded and paved in accordance with the requirements set forth by the
30 county engineering department.

31 (c) ~~Sign. One (1) sign not exceeding thirty two (32) square feet in area and setback not less than twenty~~
32 ~~(20) feet from another adjoining lot shall be permitted in accordance with section Sec. 3-9-95.~~

34 Model homes constructed in a commercial zoning district shall not be used as a dwelling unit unless the
35 property is zoned OMI, CT and RMF-T prior to October 7, 1997.

36 (ed) The following requirements shall apply if a model residential unit homes constructed in a residential
37 zoning district:

- 38 (1) ~~Customers or clients may visit only between~~The model home may be open between -the hours
39 of 8:00 AM and 8:00 PM.
- 40 (2) Units are permitted a single Primary Sign no greater than 32 square feet in area, which must be
41 set back at least 20 feet from any adjacent lot.

42 ~~(Minutes of 12-8-81, § 8; Ord. No. 89-47, § 15, 6-22-89; Ord. No. 91-09, § 1, 2-26-91)~~