CITY OF NORBORNE

BILL NO. 01-2020 ORDINANCE NO. 660

AN ORDINANCE REGARDING DWELLING UNIT, SPECIAL TYPE SHOUSES.

WHEREAS, the Board of Aldermen of the City of Norborne, Missouri, has determined that it is in the best interests of said City to adopt an ordinance regarding shouses.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NORBORNE, MISSOURI, A MUNICIPAL CORPORATION, AS FOLLOWS:

SECTION I – Definition.

Shouse: A combination of a dwelling unit and machine shed under a common or connecting roofing system. For purposes of a Shouse, these structures when on a farm, agricultural operation, or acreage shall not be classified as a farm building. In addition, the residence portion of the facility shall meet the definition of Dwelling Unit in Ordinance No. 519 Section 2-101 (D)(5).

SECTION II – Special Conditions to Establish a Shouse.

Any residential structure meeting the definition of a Shouse shall meet the following criteria:

1. Shouses shall be structurally anchored to a permanent foundation and said foundation shall meet local, state, and/or federal building codes;
2. Once a Shouse has been established, the overall structure, including the shop area will no longer be considered an agricultural structure/building;
3. Shouses shall have a minimum of 1200 sf of living area;
4. Shouses shall have at least one habitable room with not less than 120 sf of living area;
5. Other habitable rooms shall have not less than 70 sf of living area, except for kitchens;
6. Habitable rooms shall have not less than seven feet in any horizontal dimension;
7. Ceiling heights shall be a minimum of seven feet in habitable spaces, hallways, bathrooms, and toilet rooms;
8. Shouses shall have toilet facilities-water closet, lavatory and a bathtub or shower;
9. Shouses shall have a kitchen area and sink;
10. Shouses shall provide heating and cooling systems as required by local, state and/or federal codes;
11. All electrical shall be in compliance with all local, state and or federal electrical codes;
12. Shouses shall meet all egress requirements found in local, state, and or federal codes;
13. Any and all extensions off the Shouse shall be structurally designed regarding all attachments and cantilevers;
14. Shouses shall meet the maximum coverage on a lot as any ordinary single-family dwelling, as set out in Ordinance No. 519 Article V.

SECTION III - Repeal of Conflicting Ordinances or Parts Thereof.

All ordinances or parts of ordinances in conflict with this ordinance are hereby amended and/or repealed to correspond herewith.

SECTION IV – Effective Date.

This ordinance shall in full force and effect from and after November 10, 2020.

Read three (3) times and duly ADOPTED AND PASSED by the Board of Aldermen of the City of Norborne, Missouri, this 10th day of November, 2020, at a meeting duly called and convened and at which a quorum of said Board was present.

Natalie S. Ferguson
Mayor

[SEAL]

ATTEST:

Desiree Bates
City Clerk

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APPROVED by the Mayor this 10th day of November, 2020.

Natalie S. Ferguson
Mayor

[SEAL]

ATTEST:

Desiree Bates
City Clerk

CERTIFICATE

I, Desiree Bates, being the duly elected, acting and constituted City Clerk of the City of Norborne, Missouri, a municipal corporation of the fourth class of the State of Missouri, do hereby certify that the above and foregoing is a true and complete copy of Ordinance No. 660, as duly adopted at a meeting of the Board of Aldermen of such city, duly called, convened and held on November 10, 2020, at which time ____ of the ____ members of the Board of Aldermen were present and voting.

I do hereby further certify that said Ordinance is still in full force and effect and has not been rescinded, altered or amended as of this date.

Dated at Norborne, Missouri, this 10th day of November, 2020.

[SEAL]

Desiree Bates
Desiree Bates, City Clerk