

12.00

**ARTICLE XII
BUILDING SIZES AND YARD REQUIREMENTS**

12.10 BUILDING SIZES.

A. Each dwelling or other main building, excepting itinerant labor housing quarters, hereafter erected in any district shall have a permanent foundation and a minimum of seven hundred (700) square feet of floor space, not including breezeways, porches and garages.

B. The floor area of a mobile home shall be that stated as the manufacturer's declared measurements.

Notes to Section 12.11:

1. No structure shall be built within the minimum yards required except when expressly allowed elsewhere in this ordinance.
2. In no case shall a lot or parcel having frontage on the Boardman River or its tributaries be less than two hundred (200) feet wide at the water's edge or the building setback line, or be less than two hundred (200) feet deep.
3. The water's edge shall be considered to be the ordinary high water mark.
4. A dock may be constructed parallel to the bank, not exceeding ten (10) feet in length and not protruding in the stream, and when constructed of natural materials such as rocks or logs.
5. Variance Provisions for the Depth to Width Ratio are found in General Ordinance 26 – Land Division Ordinance.

12.12 HARDSHIP.

No requirements contained in this Article shall prevent the use of a lot or parcel of land of lesser size provided the same was of legal record or had been laid out by a registered surveyor prior to the effective date of this Ordinance; and provided, further, that in the case of any lot or parcel of land not of legal record or so laid out on the date of passage of this Ordinance, if any conditions shall create a hardship in complying with the restrictions contained in this Article, then the Planning Commission may grant deviation therefrom after first determining that the same shall not be inimical to the public health, safety or welfare.