

Section 2.03 Definitions

DWELLING, SINGLE FAMILY shall mean a building having accommodations for or occupied exclusively by one family, which meets all the following standards. This definition applies to all "double-wide" mobile or manufactured homes that meet the following standards.

- a) The home shall have no less than 800 square feet of floor area, above grade, for single story construction;
- b) The home shall have no less than an 18 feet exterior width;
- c) ~~The roof shall be pitched with a minimum vertical rise of two-and-one-half inches for each 12 inches of horizontal run;~~
- d) The exterior material shall be of a color, material and scale comparable with existing site-built, single family residences;
- e) The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock;
- f) The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed, and
- g) The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district.
- h) The home shall have a permanent foundation, to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level.

Section 4.22 Swimming Pools

~~1. Every outdoor private, residential or family pool shall be completely surrounded by a fence or wall not less than six feet in height, which shall be so constructed as not to have openings, holes, or gaps larger than three inches in any dimension except for doors and gates; and if a picket fence is erected or maintained the horizontal dimension shall not exceed three inches. A dwelling or accessory building may be used as part of such enclosure.~~

~~2. All gates or doors opening through such enclosure shall be equipped with a self closing and self latching device located at least 45 inches above grade level for keeping the gate or door securely closed at all times, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.~~

~~3. The provisions of this section shall be applicable to all family pools, other than indoor pools, which have a minimum depth of 18 inches of water. No person in possession of land within the city limits or one mile outside of the city limits, either as owner, purchaser, lessee, tenant or licensee, upon which is situated a family pool having a minimum~~

Refer to Fort Calhoun Municipal Code for Swimming Pool regulations