

BILL NO. 22-008

ORDINANCE NO. 4892

FIRST READING 04.05.2022

SECOND READING 05.03.2022

AN ORDINANCE OF THE CITY OF HANNIBAL REVISING CHAPTER 7 ARTICLE III – HOUSING CODE, OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL REGARDING METAL SIDING

WHEREAS, the City Council has determined that it is unclear under the building codes of the City of Hannibal whether metal siding is allowed and in what circumstances in Zones A & B and what the specific guidelines for metal siding of building in Zones A & B are, and

WHEREAS, the Planning and Zoning Commission has reviewed the matter and has recommended that the ordinances be revised to clarify said matter, and

WHEREAS, the City Council has reviewed the matter and proposes to enact a new Section 7-156, as well as revise section 7-179 as they believe that such action will clarify this area of the ordinances, and is therefore in the best interests of the Citizens of the City of Hannibal.

NOW THEREFORE, THEREFORE BE IT ORDAINED; to clarify the issue of the use of metal siding in Zones A & B as addressed in Chapter 7, Article III of the revised ordinances of the City of Hannibal,, the City Council, hereby takes the following action:

SECTION ONE: That the council hereby enacts a new section 7-156 in Chapter 7, Article III, Housing code, Division 1. -Generally:

Sect 7-156. Metal Siding on homes and accessory building in Zones A & B.

Notwithstanding any provision to the contrary in any Code adopted by the City of Hannibal pursuant to Section 7-25 of these Ordinances, the following guidelines shall govern all structures in said Zones A & B of the Zoning Ordinances of the City of Hannibal, except for mobile homes, manufactured homes and modular homes as governed by Section 7-179 of these Ordinances.

- (1) Metal Siding may be installed on a primary residence in Zones A & B, so long as such siding is not installed in a vertical fashion, and further so long as such siding has been manufactured to resemble traditional horizontally installed wood siding.
- (2) Metal siding may be installed on accessory structures in either a vertical or horizontal manner, provided however that if the accessory structure is larger than two hundred (200) square feet, or if the accessory structure is located closer to a public street than the home, that the metal siding may not be installed in a vertical fashion, and further such metal siding must be manufactured to resemble traditional horizontally installed wood siding.

SECTION TWO: That the council hereby revokes existing Section 7-179 and enacts in its place the following new Section 7-179.

Sec. 7-179. - Homes placed within A and B zones.

The following items shall apply to mobile homes, manufactured homes and modular homes placed within A and B zones:

- (1) Homes in A and B zones shall be placed on a permanent foundation that provides for vertical loads, uplift, and lateral forces in compliance with the city building code for residential structures. The foundation must either be a slab or contain solid perimeter walls in all installations in which the finished floor is more than six inches above the finished grade at any point. All foundations shall have proper vents one square foot per each 200 square feet or fraction thereof of floorspace. A service opening of not less than two feet by two feet with a proper closure shall be provided, preferably in the area of the water and sewer connections. In zones A and B, manufactured homes shall be placed on continuously poured foundations with masonry curtain walls, or poured concrete walls, with required ventilation and access, around the perimeter and up to the underside of the home in order to make these homes permanent in nature and similar to neighboring housing.
- (2) At least 40 percent of the roof must be double-pitched, at least three in 12 or greater, and covered with material that is residential in appearance, including, but not limited to, approved wood, asphalt composition or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass, or metal roofs. Except for permitted decks, all roof structures shall provide an eave projection of no less than six inches and no greater than 30 inches.
- (3) Exterior siding shall be made of nonreflective materials, cannot have a high-gloss finish, and must be residential in appearance, including, but not limited to, wood or masonite lap or vertical groove siding, simulated lap siding, such as conventional vinyl or metal siding, wood shingles, shakes, stucco, brick, stone similar materials, or any combination of these materials, but excluding smooth, rubbed or corrugated metal or plastic panels. Under no circumstances shall metal siding be installed in a vertical fashion, and any metal siding used shall be manufactured in such a manner as to resemble horizontal wood siding. The exterior siding material shall extend to the ground level, except that when a solid or concrete or masonry perimeter is used, the siding material need not extend below the top of the foundation.
- (4) All tow bars, wheels, and axles used to transport the unit to the site shall be removed when the dwelling is installed on a residential lot or within a planned development.
- (5) The unit must be oriented on the lot so that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if there is a building

addition or substantial landscaping so that the narrow dimension of the unit, as so modified and facing the street is not less than 50 percent of the units long dimension.

- (6) The home must be at least 22 feet in width.
- (7) Floor area of the unit, exclusive of garages, carports, porches, or decks, must be at least 1,000 square feet.
- (8) If a garage or carport is installed, the exterior covering and roofing material of the garage or carport must be the same as that of the dwelling unit.

SECTION THREE: It hereby is declared to be the intention of the City Council that each and every part, portion and sub-portion of this Ordinance shall be separate and severable from each and every other part, portion or sub-portion hereof and that the City Council intends to adopt each said part, portion or sub-portion separately and independently of any other part, portion or sub-portion. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, portions and sub-portions shall be and remain in full force and effect.

SECTION FOUR: All ordinances and parts of ordinances in conflict with this ordinance, in so far as they conflict, are hereby repealed.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval.

Adopted this 3rd day of May, 2022.

Approved this 3rd day of May, 2022.


James R. Hark, Mayor

ATTEST:


Angelica N. Zerbonia, MRCC, CMO - City Clerk