

**Town of Dune Acres**

**ORDINANCE 2022-09**

**AN ORDINANCE OF THE TOWN COUNCIL, AMENDING CHAPTER 10, OF THE DUNE ACRES TOWN CODE BY THE ADDITIONS OF**

**(k) Exterior Lighting under DIVISION 2, SECTION 10-48**

**DIVISION 2. – REQUIREMENTS**

Sec. 10-47. - Commercial, industrial, public and institutional buildings. The applicable building code of the State of Indiana is hereby adopted by reference as the building code of the Town, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, equipment, area, maintenance, electrical, plumbing, heating, ventilating and air conditioning of all commercial, industrial, public and institutional buildings or structures in the Town; and declaring all rules and regulations as therein provided in said Volumes I, II, III and IV of the Fire Prevention and Building Safety Commission of Indiana, are hereby referred to, adopted and made a part hereof as if fully set out in this division. The Town Council shall not issue a permit for the erection or alteration of any commercial, public or institutional building or structure until the architectural and landscaping plans for such building or structure have been approved by the Plan Commission as required by chapter 46, zoning.

(Ord. No. 91, § 201, 7-18-1960)

Sec. 10-48. - Residential buildings.

(a) General requirements. No building shall be erected other than a single-family dwelling designed and constructed exclusively for residential purposes, or a related auxiliary use building. Every residence building to be erected after the effective date of the ordinance from which this section is derived shall contain in addition to any porches, both open and screened, and attached garage, not less than Fifteen Hundred (1,500) square feet total living area, which can be on multiple floors, of which One Thousand (1,000) square feet is to be minimum of ground floor area; and a height from the upper surface of floors to the under surface of the ceiling of the rooms hereinafter required of not less than Seven feet Six inches (7'6"); and shall contain not less than One living room or combination living-dining room, a bedroom, a kitchen or kitchenette, and a bath with toilet, lavatory, and bathing facilities, and a complete heating system. No outside toilets or privies shall be permitted, except temporary facilities may be provided during the construction period, and before occupancy of the building. Dwellings shall be constructed upon a continuous foundation, except where special conditions exist at a specified site in which case these standards may be modified accordingly by the Building Commissioner.

(b) Location. All buildings shall be located on the lot with due consideration of possible interference with ventilation and view from existing dwellings on neighboring lots, and of hazards of fire to adjoining buildings. All yard dimensions shall comply with the requirements of chapter 46, zoning.

(c) Materials and methods of design and construction.

(1) Materials and methods of design and construction shall conform to the requirements of currently accepted architectural and engineering practice and of the recognized standards consistent therewith and to conform, where stated in this chapter, to standards as set forth in the Minimum Property Standards for One or Two Living Units of the Indiana Residential Code. The term "F.H.A. Field Office," for the purposes of this Code, shall be construed to mean "the Town Council of the Town of Dune Acres."

(2) All buildings shall be so constructed and maintained that they shall not be readily flammable or more than normally carry or communicate fires; that there shall be no serious fire hazards from heating plant system, stoves, fireplaces, cooking stoves, or from other building appointments.

(g) Domestic hot water heating and storage. Each living unit shall be provided with adequate facilities for a hot water supply in accordance with section 1005 of the Minimum Property Standards for One or Two Living Units, of the Indiana Residential Code.

(h) Plumbing. Each living unit shall be provided with adequate plumbing facilities in accordance with section 1006 of the Minimum Property Standards for One or Two Living Units, of the Indiana Residential Code.

(i) Electrical. Each living unit shall be provided with adequate electrical facilities in accordance with section 1007 of the Minimum Property Standards for One or Two Living Units, of the Indiana Residential Code.

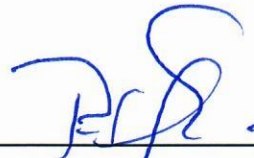
(j) Water supply and sewage disposal systems. Each living unit shall be provided with a water supply and sewage disposal system in accordance with sections 1100, 1101, 1102, and 1103 of the Minimum Property Standards for One or Two Living Units, of the Indiana Residential Code.

**(k) Exterior Lighting. Each living unit shall conform with exterior lighting standards in accordance with the joint International Dark-Sky Association and the Illuminating Engineering Society Model Lighting Ordinance (MLO).**

Adopted this 15<sup>th</sup> day of November, 2022



Richard Hawksworth, President, Town Council



Paul Woidke, Member, Town Council



Alexander Stemer, Member, Town Council

Attest:  , Jeannette E. Bapst, Clerk-Treasurer