

CODIFIED ORDINANCES OF ELEANOR
PART SEVENTEEN - BUILDING AND HOUSING CODE

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CODIFIED ORDINANCES OF ELEANOR
PART SEVENTEEN - BUILDING AND HOUSING CODE

ARTICLE 1711
West Virginia Building Code

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CROSS REFERENCES

Adoption by reference - see W. Va. Code 8-11-4
Building regulation - see W. Va. Code 8-12-13
State Building Code - see W. Va. Code 29-3-5b

1711.01 ADOPTION.

(a) There is hereby adopted and incorporated by reference as if set out at length herein for the purpose of safeguarding life and property and to ensure the quality of construction of all structures erected or removed throughout the Town of Eleanor that certain code known as the State Building Code as promulgated by the Fire Marshal under West Virginia Code 29-3-5b.

(b) The standards and requirements as set out and as published by the Building Officials and Code Administrators International and the Council of American Building Officials, as listed below, shall have the same force and effect as if set out verbatim in this section:

- (1) The BOCA National Building Code, 1996 Edition,
- (2) The BOCA National Plumbing Code, 1996 Edition,
- (3) The BOCA National Mechanical Maintenance Code, 1996 Edition,
- (4) The BOCA National Property Maintenance Code, 1996 Edition,
- (5) The BOCA National Energy Conservation Code, 1996 Edition,
- (6) The CABO One and Two Family Dwelling Code, 1989 Edition.
(Ord. 96-03. Passed 9-19-96.)

1711.02 DEFINITIONS.

(a) "Building Code" includes all aspects of safe building construction and mechanical operations and all safety aspects related thereto.

(b) "Fire Marshal" means the West Virginia State Fire Marshal and/or his designated representatives.

(c) "State Building Code" means the entire contents of this article and the referenced national codes.

(d) "BOCA" refers to the Building Officials and Code Administrators International, 4051 Flossmoor Road, Country Club Hills, Illinois, 60477-5795.

(e) "CABO" refers to the Council of American Building Officials, 5203 Leesburg Pike, Suite 708, Falls Church, Virginia, 22041.
(Ord. 96-03. Passed 9-19-96.)

1711.03 CONFLICT.

(a) Whenever there arises a conflict between the State Fire Code and the State Building Code, the State Fire Code shall take precedence.

(b) Whenever there arises a conflict between the BOCA National Plumbing Code portion of the State Building Code and rules of the State Board of Health, the rules of the Board of Health shall take precedence.

(c) Whenever there arises a conflict between the State Building Code and statutory laws of the State of West Virginia, the West Virginia State Code shall take precedence.
(Ord. 96-03. Passed 9-19-96.)

1711.04 SPECIAL FEES.

The payment of the fee for the construction, alteration, removal or demolition for all work done in connection with or concurrently with the work contemplated by a building permit, shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of signs and display structures, marquees or other appurtenant structures, or fees of inspections, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Department of Building Inspection.
(Ord. 96-03. Passed 9-19-96.)

1711.05 VIOLATIONS; PENALTIES.

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Building Official, or a permit or certificate issued under the provisions of this Code, shall be fined not less than five hundred dollars (\$500.00) or more than five thousand dollars (\$5,000).
(Ord. 96-03. Passed 9-19-96.)

1711.06 STOP WORK ORDER; UNLAWFUL CONTINUANCE.

Any person who shall continue any work in or about the structure after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than five hundred dollars (\$500.00) or more than five thousand dollars (\$5,000).
(Ord. 96-03. Passed 9-19-96.)

1711.07 FIRE LIMITS.

The fire limits shall comprise the areas containing congested business, commercial, manufacturing and industrial uses or in which such uses are developing. Within the fire limits the construction standards shall be those of the National Fire Protection Association as adopted by the State of West Virginia. (Ord. 96-03. Passed 9-19-96.)

1711.08 SAVING CLAUSE.

Nothing in this article or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court or any rights acquired or liability incurred or any cause or causes of action acquired or existing, remedy of any character be lost, impaired or affected by this article.
(Ord. 96-03. Passed 9-19-96.)

ARTICLE 1721 Building Permits

1721.01	Definitions.	1721.13	Mobile home replacement setback.
1721.02	General definitions.	1721.14	Modular and manufactured homes qualify as a single family residence.
1721.03	Building permit required; issuance.	1721.15	Site-built and factory-built housing standards to qualify as a single family home.
1721.04	Application procedures.	1721.16	Accessory structures.
1721.05	Fees.	1721.17	Accessory structure setback.
1721.06	Setback requirements for single family dwellings.	1721.18	Start of construction.
1721.07	Duplex and multi-family dwelling.	1721.19	Inspection and revocation.
1721.08	Fire escapes.	1721.20	Responsibility of Building Inspector.
1721.09	Setback requirements for duplex; multi-family dwellings.	1721.21	Procedures for violations.
1721.10	Public hearing.	1721.22	Severity clause.
1721.11	Installation of mobile home prohibited.	1721.23	Off-street parking requirements.
1721.12	Replacement of existing mobile home.	1721.99	Penalties.

CROSS REFERENCES

Building regulation - see W. Va. Code 8-12-13

Permits for construction and alteration - see W. Va. Code 8-12-14

Municipal inspection - see W. Va. Code 8-12-15

1721.01 DEFINITIONS.

For the purpose of this article, the following words and phrases shall have the meanings as set forth and described to them by this section. If not defined herein, or within other sections of this article, terms used in this article shall have the meanings provided in any standard dictionary.

- (a) "Accessory structure" means a subordinate structure located on the same lot with the principal structure.
- (b) "Alteration, structural" means a change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any complete rebuilding of the roof or exterior walls.
- (c) "Building" means a structure with a roof built and maintained for the support, shelter, or enclosure of persons, motor vehicles, animals, or personal or real property.

- (d) “Building Inspector” means the individual designated by the governing body of the Town of Eleanor, to be responsible for the administration of the terms of this article.
- (e) “Duplex dwelling” means a building designed or used exclusively for the occupancy of no more than two families living independently of each other and having separate housekeeping facilities for each family.
- (f) “Dwelling” means a building, or portion thereof, occupied in whole or part, as a home, residence, or sleeping place of one or more families, either permanently or temporarily, but excluding hotels and motels.
- (g) “Easement” means a lawfully acquired right or privilege to use a parcel of land or a portion thereof for a specified purpose. An easement is retained by a person other than the owner of the land parcel.
- (h) “Lot” means an area with fixed boundaries, used or intended to be used by one building and its accessory building(s), and not divided by any road.
- (i) “Lot line” means the property line bounding a lot.
- (j) “Lot line, front” means a lot line separating said lot from the edge of the legal width of a dedicated street right of way or non-dedicated street or highway as being used and maintained by the Town.
- (k) “Lot line, side” means any lot line that is not a front lot line or a rear lot line.
- (l) “Lot line, rear” means the lot line that is most distance from and is, or is most nearly, parallel to the front lot line.
- (m) “Multi-family dwelling” means a building designed or used for occupancy by three or more families, all living independently of each other, and having separate housekeeping facilities for each family.
- (n) “Setback” means that portion of a lot extending open and unobstructed by a structure from the lot line to a proposed or existing dwelling or structure.
(Ord. 97-02. Passed 5-17-97.)

1721.02 GENERAL DEFINITIONS.

(a) In the event there is any conflict or inconsistency between the heading of section, subsection, or paragraph of this article and the context thereof, said heading shall not be deemed to affect the scope, meaning, or intent of such context.

(b) In case of conflict between regulations or by private restrictions, covenants, or declarations, the more restrictive shall apply.

(c) The word “shall” is always mandatory and not discretionary.

(d) The word “Town Council” shall mean the elected, governing body, of the Town of Eleanor.

(e) The term “West Virginia Code” shall mean the code of the State of West Virginia, 1931, as amended.

(f) The phrase “this article” shall mean this building permit ordinance, as passed by the Town of Eleanor and as subsequently amended.

(g) The term “Building Inspector” shall mean the person or persons designated by the town council of the Town of Eleanor, to be responsible for the administration of the terms of this article. (Ord. 97-02. Passed 5-17-97.)

1721.03 BUILDING PERMIT REQUIRED; ISSUANCE.

(a) It shall be unlawful for any person, partnership, business, or corporation to undertake or cause to be undertaken, the construction, reconstruction, enlargement, alteration, relocation or demolition of any dwelling or structure unless an approved building permit has been obtained from the Municipal Building Inspector, signed by the Mayor.

(b) A building permit shall not be required for the routine maintenance and upkeep to existing dwellings or structures, provided that no structural changes or modifications are involved.

(c) No elected official, inspector, board, agency, or employee of the Town of Eleanor shall issue, grant, or approve any permit, license, certificate, or any other authorization for any construction, reconstruction, alteration, enlargement, or relocation of any building or structure, that would not be in compliance with the provisions of this article.

(d) The Building Inspector may require that the lot and location of the building thereon shall be staked out on the ground before construction of a dwelling is begun. The Building Inspector may require the same for accessory structures or minor additions. In any case it shall be the owners responsibility to make sure that a structure is placed on his property according to his approved site plan.

(e) The issuance of a building permit based upon site plans given approval by the Building Inspector shall not prevent the Town Council from hereafter requiring the correction of errors in said site plan when in violation of this article.

(f) After the issuance of a building permit by the Building Inspector, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Building Inspector.

(g) The Building Inspector shall issue a building permit which shall be displayed on the premises during the time construction is in progress. This permit shall show the number of the permit, date of its issuance and be signed by the Mayor.

(h) There shall be no building permit issued for any dwelling, structure, fence, or other obstruction which would interfere with traffic visibility.

(i) There shall be no building permit issued for the construction, reconstruction, enlargement, alteration, or relocation of a permanent dwelling or structure, on any utility easement or right of way.

(j) No building permit shall be issued to enclose carports, porches, verandas or similar structures unless they comply with all the restrictions and setbacks of this article.

(k) A building permit shall be issued for the demolition of any building or structure and all debris from the demolition must be removed within 30 days.

(l) A building permit shall be issued for the installation of tile, drain pipe or culvert in a ditchline when used for any purpose which may effect the flow of water in an existing drainage ditch, and the size of such tile, drain pipe or culvert shall depend on the location where needed. (Ord. 97-02. Passed 5-17-97.)

1721.04 APPLICATION PROCEDURES.

(a) Application for such building permit shall be made, in writing, to the Town of Eleanor on an application supplied by the Town, such application shall contain the following:

- (1) Name and address of applicant.
- (2) Name and address of owner of land on which proposed construction is to occur.
- (3) Name and address of contractor.
- (4) Name and address of all sub-contractors.
- (5) Description of proposed work and estimated cost.
- (6) Site location.
- (7) A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.

(b) All applications for new construction of a single family dwelling, multi-family dwelling or commercial building shall be accompanied by a site plan showing actual dimensions of the structures, size and shape of the lot to be built upon, to include size and location of all surface drains and culvert drains, and shall be based upon an actual survey by a licensed land surveyor or civil engineer licensed by the State of West Virginia, said survey to be provided by the applicant. (Ord. 97-02. Passed 5-17-97.)

1721.05 FEES.

Applications for a building permit shall be accompanied by a fee, payable to the Town of Eleanor, based upon the estimated cost of the proposed construction as determined by the Building Inspector at the following rates:

Residential

<u>Estimated Cost</u>	<u>Fee</u>
\$0.00 to \$1000.00	\$1.00
For each additional \$1000.00 or part thereof beyond the first \$1000.00	\$2.00

Commercial

<u>Estimated Cost</u>	<u>Fee</u>
\$0.00 to \$1000.00	\$2.00
For each additional \$1000.00 or part thereof beyond the first \$1000.00	\$3.00

(Ord. 97-02. Passed 5-17-97.)

1721.06 SETBACK REQUIREMENTS FOR SINGLE FAMILY DWELLINGS.

(a) It shall be unlawful for any person, partnership, business or corporation to undertake or cause to be undertaken, the construction, reconstruction, enlargement, alteration, or relocation of any dwelling or structure unless in compliance with the following setbacks.

Single family dwelling

Setback, front shall be a minimum of twenty (20) feet from lot line, front.

Setback, side shall be a minimum of ten (10) feet from lot line, side.

Setback, rear shall be a minimum of ten (10) feet from lot line, rear.

- (1) The setback requirements within this Article shall not apply to any enlargement or alteration of single family dwellings which existed prior to the 17th day of May, 1997, so long as the enlargement or alteration of the existing single family dwelling shall not exceed the current setbacks of the existing single family dwelling.
- (2) Porches, verandas and similar structures shall not be effected by these restrictions.

(Ord. 2003-02. Passed 5-15-03.)

(b) Porches, Verandas and similar structures shall not exceed ten percent (10%) of the square footage of the ground floor area of the structure or dwelling.
(Ord. 97-02. Passed 5-17-97.)

1721.07 DUPLEX AND MULTI-FAMILY DWELLING.

(a) Duplex and multi-family dwellings shall include apartments and apartment complexes for residential, rental or leased structures operated as a business. All families live independently of each other, and having separate housekeeping facilities for each family.

(b) No duplex and multi-family dwelling shall exceed two (2) floors above ground level.

(c) The inside of all exterior walls of a duplex or multi-family dwelling shall contain 5/8 inch fire resistant Gypsum board or similar material with one (1) hour burn through time, and a fire barrier wall between each housing unit in accordance with the State of West Virginia Fire Code.

(d) No single family residence shall be converted into a duplex or multi-family residence without first complying with all regulation of this article for duplex and multi-family dwellings. (Ord. 97-02. Passed 5-17-97.)

(e) Every duplex or multi-family dwelling shall provide off-street parking for at least three (3) motor vehicles per housing unit. (Ord. 2003-05. Passed 10-2-03.)

(f) Every duplex or multi-family dwelling shall install NFPA approved smoke detectors.

(g) Garbage collection areas for multi-family dwellings shall be screened from view.
(Ord. 97-02. Passed 5-17-97.)

1721.08 FIRE ESCAPES.

Every duplex and multi-family dwelling shall provide fire escape facilities within compliance of the West Virginia State Fire Code.
(Ord. 97-02. Passed 5-17-97.)

1721.09 SETBACK REQUIREMENTS FOR DUPLEX; MULTI-FAMILY DWELLINGS.

(a) **Duplex Dwelling.**

Setback, front shall be a minimum of twenty (20) feet from lot line, front.
Setback, side shall be a minimum of ten (10) feet from lot line, side.
Setback, rear shall be a minimum of ten (10) feet from lot line, rear.

(b) **Multi-family Dwelling.**

Setback, front shall be a minimum of twenty (20) feet from lot line, front.
Setback, side shall be a minimum of twenty (20) feet from lot line, side.
Setback, rear shall be a minimum of twenty (20) feet from lot line, rear.

(c) Porches and similar structures shall not be effected by these restrictions.

(d) Porches, Verandas and similar structures shall not exceed ten percent (10%) of the square footage of the ground floor area of the structure or dwelling.
(Ord. 97-02. Passed 5-17-97.)

1721.10 PUBLIC HEARING.

(a) No duplex or multi-family dwelling shall be constructed within the municipal limits after the effective date of this article for any purpose whether for profit or nonprofit, government or private, without first holding a special hearing.

(b) Notice of a hearing shall be published in a legal advertisement in a newspaper of general circulation within the municipality one time at least twenty (20) days prior to the hearing.

(c) All public hearings shall be held at a regular meeting of the Town Council, presided over by the Town Council, unless a special meeting is agreed upon by the Town Council and the party making application for the construction.

(d) It shall be unlawful to convert an existing dwelling or structure into a duplex or multi-family dwelling without first having a public hearing as outlined above.
(Ord. 97-02. Passed 5-17-97.)

1721.11 INSTALLATION OF MOBILE HOME PROHIBITED.

(a) It shall be unlawful for any person, partnership, business, or corporation to place, locate or install any mobile home upon real property within the corporate limits of the Town of Eleanor.

(b) It shall be unlawful for any owner of real estate located within the corporate limits of the Town of Eleanor to permit any person, partnership, business, or corporation to place, locate or install a mobile home upon his property. (Ord. 97-02. Passed 5-17-97.)

1721.12 REPLACEMENT OF EXISTING MOBILE HOME.

(a) In the event a mobile home, in existence and installed prior to the passage of this article is totally destroyed by fire, the owner shall be permitted to replace said mobile home within thirty (30) days of the date it was destroyed, and locate the same on the same lot the previous mobile home occupied. (Ord. 97-02. Passed 5-17-97.)

(b) In the event a mobile home, in existence and installed prior to the 17th day of May, 1997, is removed from a lot or parcel of land within the corporate limits of the Town of Eleanor to be replaced with another mobile home, it can only be replaced within thirty (30) days with a new mobile home that has never been titled. (Ord. 2003-01. Passed 4-3-03.)

1721.13 MOBILE HOME REPLACEMENT SETBACK.

In the event an existing mobile home that is being replaced does not comply with the setbacks in this article, the replacement dwelling or structure shall comply with the setbacks in Section 1721.06 and Section 1721.09. (Ord. 97-02. Passed 5-17-97.)

1721.14 MODULAR AND MANUFACTURED HOMES QUALIFY AS A SINGLE FAMILY RESIDENCE.

Modular and Manufactured Homes qualifying as a Single Family residence shall be compared to site built and other housing in the immediate general area within a residential area. Approval shall be granted upon the finding that the Modular or Manufactured home is similar in size, siding material, roof material, foundation and general appearance to:

- (a) Site built or other forms of housing which may be permitted in the same general area.
- (b) Existing development.
- (c) Proposed development in the same area. (Ord. 97-02. Passed 5-17-97.)

1721.15 SITE-BUILT AND FACTORY-BUILT HOUSING STANDARDS TO QUALIFY AS A SINGLE FAMILY HOME.

(a) The single family home shall have a minimum length of twenty (20) feet and width of twenty (20) feet.

(b) The single family homes shall be placed on a permanent foundation and Modular or Manufactured homes shall be installed pursuant to the manufacturer's installation instructions and in compliance with rules and regulations of the West Virginia Manufactured Housing Construction and Safety Board established by West Virginia Code 21-9 and regulations approved thereunder. All single family homes are required to have a perimeter fascia enclosure constructed of compatible masonry material that encloses the perimeter of the home.

(c) All tow bars, wheels and axles shall be removed when the dwelling is installed on the residential lot, as a permanent structure is not suited to relocation.

(d) The main structure shall have a pitched roof.

(e) The main structure shall have a roof surface of wood shakes, asphalt, composition or wood shingles, clay, concrete, or metal tiles, slate, or built-up gravel materials.

(f) The main structure shall have exterior siding material consisting of either wood, masonry, concrete, stucco, masonite or vertically or horizontally grooved siding or lap siding or its appearance.

(g) Use of flat or corrugated sheet metal for the exterior walls or roof covering is prohibited. (Ord. 97-02. Passed 5-17-97.)

1721.16 ACCESSORY STRUCTURES.

(a) A subordinate structure located on the same lot with the principal structure, occupied or devoted to an accessory use in the same ownership as such principal use, or operated and maintained on the same lot for the benefit or convenience of the owners, occupants, employees, customers, or visitors of the principal use. An accessory structure shall not be the sole use of the lot.

(b) Private swimming pools shall be considered an accessory structure, and shall adhere to all rules and setbacks of this article. (Ord. 97-02. Passed 5-17-97.)

1721.17 ACCESSORY STRUCTURE SETBACK.

(a) Residential and Commercial.

Setback, front shall be a minimum of twenty (20) feet from the lot line, front.

Setback, side shall be a minimum of five (5) feet from a dwelling or structure, and a minimum of four (4) feet from the lot line, side.

Setback, rear shall be a minimum of four (4) feet from the lot line.

(Ord. 97-02. Passed 5-17-97.)

1721.18 START OF CONSTRUCTION.

(a) Work on the proposed construction shall begin within sixty (60) days after the date of issuance of the building permit or the permit shall expire, unless a time extension is granted in writing, by the Town Council.

(b) Construction shall be considered to have started with the first placement of permanent construction of the site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

(c) For a dwelling or structure without a basement or poured footings, the start of construction includes the first permanent framing or assembly of the structure of any part thereof on its pilings or foundations, or the affixing of any prefabricated structure or mobile home to permanent site.

(d) Permanent construction does not include land preparation, land clearing, grading, filling, excavation for basement, footings, piers or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings, or electric or other service lines from the street.

(e) All exterior construction of the dwelling shall be completed within twelve (12) months after the issuance of a building permit. (Ord. 97-02. Passed 5-17-97.)

1721.19 INSPECTION AND REVOCATION.

(a) During the construction period, the Building Inspector or other authorized official may inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable municipal laws and ordinances.

(b) In the event the Building Inspector discovers that the work does not comply with the permit application or any applicable laws and ordinances of the Town of Eleanor, or there has been a false statement or misrepresentation by the applicant, the Building Inspector shall revoke the building permit and report the fact to the Town Council at the next regular meeting for appropriate action as outlined in this article. (Ord. 97-02. Passed 5-17-97.)

1721.20 RESPONSIBILITY OF BUILDING INSPECTOR.

(a) It shall be the duty of the Building Inspector to administer and enforce the provisions of this article, except as otherwise expressly provided in this article.

(b) It shall be the duty of the Building Inspector to:

- (1) Review the building permit applications as necessary to determine compliance with the provisions of this article.
 - (2) Conduct investigations as necessary to determine compliance with or violation of this article.
 - (3) Provide written information on building permits upon request by citizens and public agencies.
- (Ord. 97-02. Passed 5-17-97.)

1721.21 PROCEDURES FOR VIOLATIONS.

(a) Whenever a violation of this article occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filled with the Recorder of the Town of Eleanor.

(b) After a complaint has been filed with the Recorder, the Building Inspector shall be notified of the complaint, conduct appropriate investigations, and take action thereon as provided by this article.

(c) If the Building Inspector finds that any of the provisions of this article are being violated, whether reported by private citizen or by any board, official, officer or employee of the Town, or by his own observation, he shall notify the person responsible for such violation and advise that upon failure to comply with the requirements of this article the Town shall take such enforcement procedures as may be required.
(Ord. 97-02. Passed 5-17-97.)

1721.22 SEVERITY CLAUSE.

Should any section or provision of this article be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the article as a whole or any part thereof other than the part declared to be unconstitutional or invalid.
(Ord. 97-02. Passed 5-17-97.)

1721.23 OFF-STREET PARKING REQUIREMENTS.

All commercial buildings located within the Town of Eleanor shall have one (1) off-street parking space for each four hundred (400) square feet of gross floor area.
(Ord. 2003-06. Passed 10-2-03.)

1721.99 PENALTIES.

(a) It shall be the duty of the Eleanor Town Council to enforce this article and to bring to the attention of the Town Attorney any violations or lack of compliance. Any person, firm, or corporation who fails to comply with, or violates, any of this article, shall be subject to a fine or imprisonment as provided by laws of the West Virginia Code.

(b) Appropriate actions and proceedings may be taken by law to prevent any violation of this article, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal construction, reconstruction, enlargement, alteration, or relocation of a dwelling or structure, and the remedies shall be in addition to the penalties described above.

(c) Each day during which any violations of this article continues constitutes a separate offense. The imposition of a fine or penalty for any violation of, noncompliance with, this article shall not excuse the violation or noncompliance or permit it to continue; any and all such persons shall be required to correct or remedy such violations or noncompliance within a reasonable time.

(d) Nothing contained herein shall prevent the Town of Eleanor from taking other lawful action necessary to prevent or remedy any violation of this article.
(Ord. 97-02. Passed 5-17-97.)

ARTICLE 1731
House Numbering

1731.01 Requirements.

1731.01 REQUIREMENTS.

(a) The Town of Eleanor shall provide numbers and letters for every residence, apartment complex and business within the Town of Eleanor in the following manner:

- (1) Four-inch black numbers and letters shall be provided for each residence and apartment complex.
- (2) Six-inch black numbers and letters shall be provided for each business structure.

(b) Every residence shall be marked by a number or numbers by placing said numbers upon the front of the residence in such a manner as to be clearly visible from the street or upon permanent fence posts, lamp posts or other similar fixtures located near the street and clearly visible from the street.

(c) Every business structure shall be marked with a number or numbers by placing said numbers upon the front of the business structure. Each business unit within the business structure shall be marked by placing letters at the main door of the business unit in a clearly visible manner.

(d) Every apartment complex shall be marked with a number or numbers on the front of the building or on a permanently fixed sign near the street bearing the appropriate number and name of the apartment complex. Each rental or management unit within the apartment complex shall be designated with a letter or letters on the doorway of the unit.

(e) All numbers and letters shall be placed in the manner herein prescribed within thirty days of delivery of said numbers and letters by the Town of Eleanor to the respective residences, apartment complexes and business structures.

ARTICLE 1741
Mobile Homes

EDITOR'S NOTE: See Sections 1721.11 et seq. for current regulations.

CROSS REFERENCES
Mobile Home Safety Act - see W. Va. Code Art. 21-9

**ARTICLE 1761
Signs and Billboards**

1761.01 Purpose and intent.

**1761.02 Condition and maintenance
of signs and billboards;
purpose.**

1761.01 PURPOSE AND INTENT.

(a) It is the purpose of this article to regulate the construction, reconstruction, enlargement, alteration, relocation or demolition of signs and billboards to promote the health, safety, property values and general welfare of the citizens of the Town of Eleanor, and to establish reasonable and uniform regulations to prevent the deleterious location, proliferation and concentration of said signs and billboards within the Town.
(Ord. 97-7. Passed 9-18-97.)

**1761.02 CONDITION AND MAINTENANCE OF SIGNS AND BILLBOARDS;
PURPOSE.**

(a) In addition to the requirements of the Building Code as contained in Article 1721 every sign and billboard allowable under this article shall be constructed of durable materials, kept in good condition and repair, and not allowed to become dilapidated. Each sign and billboard shall be removed at the expense of the owner when the circumstances leading to its erection no longer apply.

(b) In addition to the other requirements of this article, no sign or billboard or other advertising displays shall be permitted except those specifically pertaining to the use of the property on which they are located. (Ord. 97-7. Passed 9-18-97.)

