

TOWN OF SHARON
ORDINANCE 96-2
AMENDED July 18, 2018

AN ORDINANCE TO GOVERN THE CONSTRUCTION OF HOMES AND BUILDINGS

WHEREAS, it has become necessary to amend this ordinance to clarify the rules for construction of homes (stick-built or modular or double-wide mobile homes) within the town limits of The Town of Sharon; and

WHEREAS, this revision will incorporate and/or nullify all previous ordinances and amendments regarding new construction and septic tanks;

NOW, THEREFORE, BE IT ORDAINED, that each and every person, firm, company, or corporation building or erecting a dwelling or building that requires a septic tank in the Town of Sharon shall comply with the following:

1. That it is required that anyone wishing to construct a home or building within the town limits shall be required to obtain a permit letter from the Town of Sharon before commencing; and
2. That before a permit letter can be issued by the Town, the person applying for the permit must present a survey from a registered surveyor of the lot showing road frontage and acreage size.
3. That any new building, whether it be used for a home or business, and shall require a septic tank, and will be on an existing road, must meet the following criteria:
 - a. Have at least 100' of road frontage and a minimum of one acre of land; and
 - b. These existing lots will be permitted for a stick-built home, modular or double-wide mobile homes. **EXCEPTION:** if an existing dwelling or building is destroyed by fire or some other act of nature and the lot size and road frontage do not meet the above listed criteria, the dwelling/building can be replaced with a stick-built or true off-frame modular home but not a mobile home; and
 - c. If any person wishes to place two stick-built homes, or two modular homes or two double-wide mobile homes, or any combination of these homes on the same lot, the lot size must be at least two acres and must have at least 200 feet of road frontage; and the same applies for any number of dwellings or buildings; and

4. That any new building, whether it be used for a home or business, and shall require a septic tank, and will be on **a new paved road**, must meet the following criteria:
 - a. Have at least 100' of road frontage and a minimum of one acre of land; and
 - b. If road frontage is less than 100', then lots must have a minimum of two acres of land; and
 - c. These lots will be permitted for a stick-built or true off-frame modular home only; and

5. That any new building, whether it be used for a home or business, and shall require a septic tank, and will be on **a new private road**, must meet the following criteria:
 - a. Have at least 200' of road frontage and a minimum of one acre of land; or
 - b. If road frontage is less than 200', then lots must have a minimum of two acres of land; and
 - c. These lots will be permitted for a stick-built or true off-frame modular home only; and
 - d. Water meters will be placed at the street, not on the lots themselves. Lot owners will be responsible for the service line from the meter placed at the street to their homes; and
 - e. Private roads will be maintained by the lot owners themselves and not the Town of Sharon; and

6. That it shall be unlawful for any person to erect or build any dwelling or building that requires a septic tank within The Town of Sharon except as set forth above.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Sharon, in Council duly assembled this the 18th day of July 2018, and that these amendments be hereby adopted for the Town of Sharon to be effective on the 18th day of July 2018.