

Dwelling

A building, or portion thereof, arranged or designed to provide living facilities for one or more families.

216.1 Dwelling Unit : A dwelling or portion thereof providing complete living facilities for one family, excluding rooming, boarding or lodging houses, or hotels, motels, tourist homes or other similar places offering overnight accommodations for transients.

216.2 Single Family Detached Dwelling A building, commonly known as a single family house, designed for and occupied exclusively as a residence, comprising one dwelling unit from ground to roof and open space on all sides. Where a private garage is structurally attached to such a dwelling, it shall be considered a part thereof

216.3 Two Family Detached "Duplex" Dwelling : A single building intended and designed to be occupied as a residence by two families living independently of each other as separate housekeeping units.

216.4 Single Family Attached "Townhouse" Dwelling: A portion of a building designed for an occupied exclusively as a residence for only one family and comprising (1) only one dwelling unit from ground to roof, and (2) two points of independent outside access; and (3) at least two other dwellings built in conjunction therewith, and (4) any portion of one or two walls in common with an adjoining dwelling.

216.5 Multi-Family "Apartment" Dwelling : A building, except a building containing townhouse dwellings, containing three or more dwelling units and designed to be occupied by three or more families living independently of one another.

216.6 Sectional "Double-wide" Dwelling : A single family detached dwelling unit designed for permanent occupancy, manufactured in two or more sections and transported to a building site in sections which are fastened together and mounted on a permanent foundation ready for occupancy except for minor and incidental unpacking and assembly operations (called a manufactured home in the Federal Act). These homes have a permanently affixed HUD label.

216.7 Modular Dwelling : (also known as Industrialized Building under Public Safety Article, Section 12-301, Annotated Code of Maryland, or any amendment thereto or any successor statute) means a building assembly or system of building assemblies manufactured in its entirety, or in substantial part, offsite with permanently affixed state certification insignia and transported to the point of use for installation or erection. Modular Dwellings must be certified under Public Safety Article, Section 12-309, Annotated Code of Maryland, or any amendment thereto or any successor statute, and generally resemble "stick-built" homes. These dwellings

must be constructed on poured concrete, conventional block or equivalent foundations. Plans for these dwellings must be submitted to the Mayor and Town Council of Mountain Lake Park for approval. Modular building does not include open frame construction, which can be completely inspected onsite. Modular building does not include a mobile home or double-wide dwelling.