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CITY OF RACINE • BUILDING DEPARTMENT
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MEMORANDUM

DATE: JUNE 18 2012

TO: HONORABLE MAYOR JOHN DICKERT &
MEMBERS OF THE COMMON COUNCIL

FROM: KENNETH D. PLASKI
CHIEF BUILDING INSPECTOR

RE: PROPOSED CHANGES TO THE CITY OF
RACINE BUILDING CODE REGARDING
HOOP HOUSES

Attached please find the proposed changes to the City of Racine Building Code regarding hoop houses.

Attachment

Title: AN ORDINANCE AMENDING CHAPTER 18 OF RACINE'S BUILDING CODE CONCERNING THE REGULATIONS OF HOOP HOUSES

ARTICLE II. BUILDING CODE

DIVISION 1. GENERALLY

Sec. 18-26 Definitions

Hoop House means a structure with a poly-film roof and wall covering not exceeding six (6) millimeters in thickness, installed over rounded structural members. This structure is used to grow vegetables and other plants. There shall be no storage of solvents, fertilizers, gases or other chemicals or flammable materials and/or liquids. The storage of any type of vehicle is strictly prohibited.

DIVISION 5. CONSTRUCTION STANDARDS

Subdivision XV. HOOP HOUSES (AKA GREENHOUSES)

Sec. 18-386 Definitions

Hoop House means a structure with a poly-film roof and wall covering not exceeding six (6) millimeters in thickness, installed over rounded structural members. This structure is used to grow vegetables and other plants. There shall be no storage of solvents, fertilizers, gases or other chemicals or flammable materials and/or liquids. The storage of any type of vehicle is strictly prohibited.

Sec. 18-387 Location of Hoop House

(1) Hoop Houses shall be located at least five (5) feet from any other structure on a zoning lot.

(2) Hoop Houses shall be located at least three (3) from all property lines on a zoning lot.

(3) Per City of Racine Zoning Code Sec. 114-692, Hoop Houses in Zoning Districts R1 to R6 shall be designated as accessory structures and all applicable requirements per zoning district shall be enforced.

(4) Hoop Houses located in Zoning Districts other than R1 to R6 are considered to be Conditional Uses for that Zoning District and will require a Conditional Use Permit be issued before the Hoop House may be erected.

Sec. 18-388 Maximum area of a Hoop House

Hoop Houses shall be limited in area and height as provided in the following regulations:

(1) In R1 to R6 Residential Zoning Districts, Hoop Houses shall be limited to 500 square feet in area. The maximum height shall be 15 feet.

(2) In all other Zoning Districts Hoop Houses shall be limited to 1000 square feet in area. The maximum height shall be 15 feet.

(3) Hoop Houses larger than those listed above will require a variance from the Building Board of Appeals.

(4) Hoop Houses larger than 1000 square feet in area are classified as Greenhouses in the International Building Code (IBC) and may be required to come into compliance with other sections of the IBC.

Sec. 18-389 Roof Loads

For Hoop Houses as defined, the minimum Live Load for roofs shall be 5 psf for coverings and 20 psf for structural components.

Sec. 18-390 Wind Loads

For Hoop Houses as defined, the structure shall be designed to provide resistance to a minimum wind speed of 70 miles per hour.

Sec. 18-391 Type of Construction

Hoop Houses as defined in section 3102.2 of the International Building Code shall be classified as Type V construction.

Sec. 18-392 Building permits required for Hoop Houses

In order to obtain the necessary Building Permit to erect a Hoop House, the applicant shall submit to the Building Department two (2) copies of building plans and specifications. Also, a dimensioned plot plan shall be submitted showing the placement of the Hoop House and any other structure on the zoning lot. The plot plan shall show dimensions between buildings and property lines.

Sec. 18-393 Plumbing, Electrical and/or HVAC Permits

Any applicant wishing to install any plumbing system, electric service and/or HVAC system must apply for the required permits. These systems must be installed per the Wisconsin Plumbing Code, National Electric Code and IBC Mechanical Code.