DATE: August 7, 2016

TO: Board of Commissioners

FROM: Zoning and Ordinance Committee

Frank Holt
 Mary Hunter
 Tom Hardy

RE: Minimum Housing Standards

The Zoning and Ordinance Committee met on June 1 and August 2, 2016 to discuss developing housing codes that would identify minimum housing standards applicable to the Town of Warrenton. The committee felt it would be useful to research other communities to determine if such policies had been adopted in these communities. Both Hillsborough and Tarboro were chosen as benchmark communities for Warrenton to research and determine what provisions of their policies may be apply in our town, if any. Copies of these codes were provided to committee members to review and discuss.

During our discussion of these codes it became apparent that without a Building Inspector hired to monitor and assess housing conditions in our community, there is no authorized means of enforcing property owners to comply to minimum housing standards. Without this authority, the Town is unable to impose restrictions or penalties for non-compliance by property owners.

The Zoning and Ordinance recommends to the Board that is not practical for the Town to adopt housing standards that it cannot enforce. Rather, the suggested approach is to offer information to persons who may be interested in learning more about minimum housing standards or building code requirements per General Statutes.

Examples of minimum housing standards are available from the Town of Hillsborough and Tarboro for reference, if requested.

Frank Holt

Chair