

COMMERCIAL DISTRICT

Minimum Lot Requirements. (Article VIII, Section 805, Page 42).

The minimum lot area shall be three thousand five hundred (3,500) sq. feet. The minimum lot width shall be twenty-five (25) feet.

Maximum Lot Coverage. (Article VIII, Section 806, Page 43).

The maximum lot coverage for all buildings shall not be more than ninety (90) percent of the total lot area.

Minimum Yard Requirements. (Article VIII, Section 807, Page 43).

All buildings and structures located on lots adjacent to a residential district shall be located so as to conform on the adjacent side with the side yard requirements of the residential district.

Maximum Height. (Article VIII, Section 808, Page 43).

No structure may exceed 75 feet in height. This does not apply to antennas, etc. (see section 808, page 43 for more exceptions).

Minimum Footing and Foundation Requirements. (Article VIII, Section 809, Page 43).

- All principal buildings that are 144 sq. ft. in area or greater shall be 42 inches below grade line, or in accordance with FmHA guidelines.
- **Unattached** large accessory buildings that are greater than 144 sq. ft. in area, and garages, except patios/decks, shall have floating type foundations with foots at least twelve (12) inches below grade line.
- Patios/decks attached with nails, screws, bolts, or the like, shall be placed on concrete piers or treated wooden pilings, forty-two (42) inches below grade line, placed on tamped coarse gravel or concrete.

Fire District. (Article VIII, Section 810, Page 43).

A fire district is established that encompasses Block 9 (lots 7 through 18), Block 10 (lots 7 through 18), Block 15 (lots 1 through 12), and Block 16 (lots 1 through 12) in the Original Town of Parkston. The following regulations pertain to all buildings hereafter constructed in this area:

- All outside walls shall be constructed of fire resistant material.
- All roofs shall be covered with fire resistant roofing material.
- All building plans are subject to review by the city council, and subject to approval by the state fire marshal.

Warning! Additional regulations, not listed on this form may apply. If you have questions or are in doubt about regulations pertaining to your construction, you should contact the Zoning Administrator or Planning & Zoning Commission before proceeding with construction.