

HIGHWAY COMMERCIAL DISTRICT

Minimum Lot Requirements. (Article IX, Section 905, Page 47).

The minimum lot area shall be ten thousand (10,000) sq. feet. The minimum lot width shall be ninety (90) feet.

Maximum Lot Coverage. (Article IX, Section 906, Page 47).

The maximum lot coverage for all buildings shall not be more than fifty (50) percent of the total lot area.

Maximum Yard Requirements. (Article IX, Section 907, Page 47).

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. Otherwise, minimum yard dimensions shall be:

- Front yard of not less than forty (40) feet depth.
- Side yard of not less than ten (10) feet depth.
- Rear yard of not less than twenty (20) feet depth

Maximum Height. (Article IX, Section 908, Page 47).

No structure may exceed 75 feet in height. This does not apply to antennas, etc. (see section 908, page 47 for more exceptions).

Minimum Footing and Foundation Requirements. (Article IX, Section 909, Page 47).

- 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.

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.

Revised Per Zoning Ordinance Adopted November 9, 2004