

## INDUSTRIAL DISTRICT

### **Minimum Lot Requirements. (Article X, Section 1005, Page 50).**

The minimum lot area shall be ten thousand (10,000) sq. feet. The minimum lot width shall be one hundred (100) feet.

### **Maximum Lot Coverage. (Article X, Section 1006, Page 50).**

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

### **Minimum Yard Requirements. (Article X, Section 1007, Page 50).**

On lots adjacent to a residential district, all buildings and structures shall be located so as to provide a minimum side yard and rear yard of twenty-five (25) feet along that portion of the lot adjacent to the residential district. Otherwise, minimum yard dimensions are:

- Front yard of not less than twenty-five (25) 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 X, Section 1008, Page 50).**

No structure may exceed 75 feet in height. This does not apply to antennas, etc. (see section 1008, page 50 for more exceptions).

### **Minimum Footing and Foundation Requirements. (Article X, Section 1009, Page 51).**

- 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.**