

SITE PREPARATION FOR DETACHED BUILDINGS

Standards for Detached Garages (daily use of cars & trucks), along with pole frame constructed buildings used for storage are listed below:

1. Both buildings require a minimum finish floor height of not less than one (1) foot above the existing grade, where the building is being placed on site.
2. All organic material must be removed from the area that the building covers. (Insert compaction material for under concrete slabs, for motorized equipment, and household storage). Floors for animals do not require compaction material.
3. The color of both buildings shall be compatible with the dwelling (EXCEPTION) primary use relates to agricultural activity.
4. Footings for detached garages shall be continuous and no less than eight (8) inches wide along with forty-two (42) inches below the new established grade.
5. Pole frame constructed buildings used for storage or agricultural activities require a twelve (12) inch wide, by six (6) inch deep pad for each vertical structural member. (1 bag of R/M concrete). As above, forty-two (42) inches below the new established grade.
6. Doors facing the main road shall not exceed more than eight (8) feet in height for both of the above buildings. (EXCEPTION) Agricultural activities and recreational vehicles higher than eight (8) feet.
7. The raising of fowl or their by-products for commercial purposes shall be conducted wholly within an enclosed building. All waste parts or offal must be IMMEDIATELY disposed of and no outdoor storage of offal shall be permitted.
8. Any pen, corral or structure where barnyard animals are maintained as a feedlot shall be located a minimum of three thousand (3000) feet to the nearest residential district. A feedlot shall not be located closer than one hundred fifty (150) feet from a residence.