

3. The mobile home shall be no more than eight (8) years old when installed on the property.

G. Parking Requirements:

1. Two parking places for each single-family residence; two (2) parking places for each additional multi-family unit.
2. Institutional establishments or places of assembly – one for each four (4) seats or beds or one (1) for each three (3) employees of the maximum shift.

Sec. VI Co – Commercial District:

A. Purpose: It is the intent of this district to reserve an area for the grouping of businesses and personal services into a concentrated area serving the shopping needs of the community and surrounding trade area.

B. Permitted Uses: Any commercial business or service including, but not limited to, grocery, drugs, hardware, clothing, bakeries, eating, and drinking places, professional offices, hotels, motels, public utilities, and communication facilities.

C. Conditional Uses:

1. Storage facilities for building materials, such as lumber, steel, concrete blocks, or pipe, provided that these materials are either:
  - a. Enclosed by a wall or fence not less than 5 feet (1.5M) high
  - b. Stored in an enclosed structure
2. Sleeping rooms, apartments or owner-occupied residences housed within commercial businesses or service establishments provided that the above uses are secondary to the main commercial use of the building and occupy less than 50 percent of the total floor area.
3. Sand, gravel, scoria, and clay storage sites and mining.
4. Temporary or workforce housing.

D. Minimum Lot Dimensions:

1. Yards:
  - a. Front – None
  - b. Rear – 10 feet (3.M) except where adjoining a Re – District, then same as Re – District.
  - c. Lot Size – No minimum

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2. Setbacks:

- a. One hundred fifty (150) feet (46M) from all section lines and the centerline of all township and county roads.
- b. Two hundred fifty (250) feet (76M) from the centerlines of all state and federal highways.

E. Maximum Dimensional Standards:

1. Building Height – 45 feet (13.7M)

- F. A letter of credit in an amount to be determined by the Planning & Zoning Board and/or County Commission may be required.

Sec. VII In – Industrial District:

- A. Purpose: It is the intent of this district to establish and preserve areas with public transportation facilities, such as highway and rail, for industrial development in locations not compatible with other zoning districts.

- B. Permitted Uses: All Co – District uses excluding hotels and motels. Other uses include transportation facilities, grain elevators, lumber yards, truck terminals, warehouses, feed mills and dry fertilizer plants/storage facilities, and non-agricultural or municipal water well sites. Also, storage facilities for building materials, such as lumber, steel, concrete blocks, or pipe provided that these materials are either enclosed by a wall or fence not less than 5 feet (1.5M) high or stored in an enclosed structure.

C. Conditional Uses:

1. Junk yards and automobile salvage operations provided all operations are conducted within an area enclosed on all sides with a solid fence or wall not less than 8 feet (24M) in height.
2. Oil storage and loading facilities, gas holding, processing and distribution facilities.
3. Anhydrous storage and loading facilities.
4. Private waste disposal sites.
5. Commercial waste disposal sites.
6. Sand, gravel, scoria, and clay storage sites and mining.
7. Temporary employee or workforce housing.

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