

40-3-19

Property Drainage

- (A) In order to provide adequate drainage for all new structures, any proposed structure or accessory use shall be constructed at the following differential elevations above the nearest street and alley:
- (1) First floor level of residential units, commercial, industrial and institutional buildings shall be at least 2 feet above the center of the street in front of the building and at least 2 feet above the center of the alley in the rear or side of the building.
 - (2) Floor level of garages and carports shall be at least 1 foot above the center of the street in front of the building and at least 1 foot above the center of the alley in the rear or side of the building.
 - (3) Floor level of Accessory use structures shall be at least 1 foot above the center of the street in front of the building and at least 1 foot above the center of the alley in the rear or side of the building.
 - (4) In the event of construction on a corner lot, the elevation of the street with the highest center elevation shall control.
- (B) Builder/developer shall provide a scaled drawing showing the elevations of the roads and alleys and proposed building for approval by the Zoning Administrator.