

As you build your Gingerbread House, make sure you follow your Zoning Ordinances!

12.15.16 GB-1A – Gingerbread District

Failure to conform to these zoning regulations will have a negative impact on judging your project.

A. Purpose: This district is designed to provide suitable areas for delicious Gingerbread development where the construction of which shall benefit the School District. This district will be characterized by completely edible structures constructed out of gingerbread and various candies and icing.

This district also may include, as specifically provided for in these regulations conditional uses for community facilities which service the students of the district. Such facilities as fire houses, places of worship or education and retail establishments shall be allowed to benefit the community.

It is the express purpose of the Section to exclude from this district all buildings or structures which are not in good taste or which do not taste good.

B. Permitted Uses: In this district as a permitted use, a building may be used only for the following purposes: buildings and structures for the enjoyment of participating contractors. Buildings which may be consumed for their delectable qualities. Buildings for resale by auction to the benefit of the designated schools.

C. Subdivision Conformance: Each building or structure must be located entirely upon the lot provided by the subdivision developer. Multiple structures may be built upon each parcel provided they each conform to all requirements of this Section.

D. Lot Size: The minimum width of any lot shall be 16' when measured at the parcel boundary. The minimum depth of any lot shall be 24' when measured at the parcel boundary. The total area of any lot shall not be less than 2,666 square feet.

E. Building Height: No building or structure shall exceed 36" above the surface of the lot, exclusive of candy cane or gum drop ornamentation. No structure shall be so tall as to be unstable and pose a danger to neighboring structures.

F. Minimum Required Setbacks: Setbacks shall be measured at right angles to the lot boundary.

1. Front Setback: Except as otherwise provided in this Section, there shall be a front setback of five inches (5").

2. Side Setback: There shall be a side setback of two inches (2") on each side of every main building.

3. Rear Setback: There shall be a rear setback on every lot of not less than three inches (3").

G. Exceptions: All structures shall conform to the setback requirements except as specifically stated in this Section. Exempt structures shall be sidewalks, non-covered decks no higher than ¼", fences and auxiliary structures, such as dog houses and sheds, no larger than 5 square inches in area and 6" in height.

H. Miscellaneous Provisions: Lot numbers must remain visible to emergency responders (and judges).