

STANDARDS AND RESTRICTIONS

(Section 42-128)

1. Each lot shall abut a Public or Private Street, except as otherwise provided in the LDC, for the required minimum lot dimensions for the land use district where the lots are located.
2. If any lot abuts a street right-of-way that does not conform to the design specifications provided in, or adopted by reference in the LDC, the owner may be required to dedicate one-half the required right-of-way width necessary to meet the minimum design standards.

MINIMUM STREET FRONTAGE

CLASSIFICATION	DENSITY	MINIMUM FRONTAGE
MUUD	4/1	60 – feet
MUUD	2/1	85 – feet
MURR	1/2	170 – feet
AG RURAL RESIDENTIAL	1/5	269 – feet
AGRICULTURAL-2	1/10	60 – feet
AGRICULTURAL-1	1/20	60 – feet

Lots of ten acres or more in size may have a sixty foot road frontage.

SETBACK REQUIREMENTS

STRUCTURE SETBACKS (Feet)

Setbacks are from edge of property line, right-of-way, or easement, whichever is greater

M. U. U. D.	FRONT	SIDE	REAR
Dwelling unit:	30	10	15
Duplex:	30	10	15
Schools:	35	25	35
Church:	35	25	35
Mobile Home Park (perimeter):	35	25	25
Multi-family Dwelling:	30	15	20
Business office:	30	20	20
M. U. R. R.	50	20	30
AGRICULTURAL-2	50	35	50
AGRICULTURAL-1	50	35	50
River bank (all land uses):	75		
Wetland (all land uses):	35		
Mobile Home Park (interior):	20-feet between homes.		