

SECTION 5-3 LOT REQUIREMENTS

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a means that does not comply with the following requirements as referenced below.

LOT AREA & WIDTH REQUIREMENTS		
District	Min. Lot Area	Min. Lot Width (Home Site)
R-1		
On-site Septic System	1 Acre (43,560 sq. ft.)	150.00'
Community Sewage System	10,000 Sq. Ft.	70.00'
R-2		
On-site Septic System	1/2 Acre (21,780 sq. ft.)	75.00'
Community Sewage System	10,000 Sq. Ft.	70.00'
LR		
On-site septic system	1 Acre (43,560 sq. ft.)	150.00'
Community Sewage System	10,000 Sq. Ft.	70.00'

* Note: All lots shall also require approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.

- A- Nonconforming Lots of Record:** New residential or commercial structures to be erected prior to the passage of the original Jackson County Zoning Ordinance, on lots of record which are smaller in area than the prescribed minimums of the table above, may be issued a building permit, contingent on the approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.
- B- Sewage Systems:** Community Sewage System refers to a cluster or municipal sewage system.
- C- Subdivision of Land:** All divisions to land shall be subject to the requirements set forth in the Jackson County Subdivision Control Ordinance.
- D- Access:** 50.00' deeded access required on all residential building lots.