

TAYLOR COUNTY BUILDING & PLANNING DEPARTMENT

LOT SPLIT / REPLAT APPLICATION

Fee:	\$500.00	F	Permit #:				
Name:							
Mailing Address:							
Property Address:							
Telephone:							
			Parcel #:				
Physical Property Location:							
Description of Proposed Division:							
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		ATTACH THE FOLL	OWING				
 3 scaled drawings of the proposed lot split. Include 1 – 11" x 17" copy. Statement indicating whether water and/or sanitary sewer service is available to the proporty. 							
the property.Land descriptions and acreage or square footage of the original and proposed lots.							
Statements outlining the extent to which the proposed split							
 Is compatible with existing land uses; Affects the capacities of public facilities and services; Affects the natural environment; Will result in an orderly and logical development; 							
4. V	in result in an orden	y and logical developit	юн,				
Submitte	ed By:	Print Name	Signature				
Date:							

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.		