

Section V. Lot Size - Front, Rear and Side Setbacks

A. Minimum Lot Sizes

1. For areas serviced by municipal water and sewer services, minimum lot sizes shall be $\frac{1}{4}$ acre when serviced by both or $\frac{1}{2}$ acre where only water or sewer, but not both are available.
2. For areas not serviced by either municipal water or sewer services, the minimum lot size shall be two (2) acres.

B. Maximum Lot Coverage

1. For areas serviced by either municipal water or sewer services, the maximum lot coverage area shall be 80%.
2. For areas not serviced by either municipal water or sewer services, the maximum lot coverage area for all uses shall be 60% in all districts except for the RR district and 40% in the RR district.

C. Front, Rear and Side Setback Requirements.

1. No structure that is in any way attached to the ground that renders the structure immovable shall be placed within the required set-back distances set forth below, except as follows:

- a. Fences
- b. Retaining walls
- c. Mailboxes and newspaper delivery boxes;
- d. Decorative, landscaping structures.
- e. Utilities.
- f. Septic systems.
- g. Storm water control measures.
- h. Wells
- i. Driveways, walkways, paved surfaces, and any other structure that has a placement on the ground where the structure's normal height does not protrude more than 3 inches above the adjacent ground level.
- j. Any other structure required by statute.

2. Minimum set-back distances shall be as follows:

- a. For the Hamlet-Cairo (HC), Main Street Downtown (MS) and Main Street Commercial (MS-COM) districts, the front, rear and side yard setback requirements shall be as follows:

[1] Front Setback: consistent with existing, surrounding structures.

[2] Side and Rear Setback: 15 feet minimum as measured from the property line

b. For all other districts: [1] Front Setback: 65 feet minimum as measured from the center of the roadway or right-of-way.

[2] Side and Rear Setbacks: 25 feet minimum as measured from the property line.

c. Setback distances for lots with frontage on two or more public or private roadways or right-of-ways shall be 65 feet as measured from the center line of each such roadway or right-of-way.