

BRULE COUNTY ZONING ORDINANCE LOT REQUIREMENTS OVERVIEW

DISTRICT	LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD
AGRICULTURAL (AG)	10 ACRES	250'	50'	20'	10'
AGRICULTURAL RESIDENTIAL (AR)	1.5 ACRES	100'	50'	20'	10'
MODERATE DENSITY RESIDENTIAL (R1)	1 ACRE	100'	30-50' *	20'	10'
HIGH DENSITY RESIDENTIAL (R2)	½ ACRE	75'	30-50' *	20'	10'
MANUFACTURED HOME PARK (MHP)	3 ACRES	300'	30'	10'	10'
HIGHWAY COMMERCIAL (HC)	2 ACRES	150'	100'	25'	25'
PLANNED UNIT DEVELOPMENT (PUD)	5 ACRES	N/A	N/A	N/A	N/A
VISIBILITY TRIANGLE	(TWO ROADS)		50'		50'
SHELTER BELTS			50'		
TREE (FRONT SETBACK ONLY)			25'		

*REFER TO THE ORDINANCE TEXT FOR MORE DETAILED INFORMATION

** ALL SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY

- a. OIL AND PAVED ROADS HAVE A 100' RIGHT-OF-WAY
- b. COUNTY GRAVEL ROADS HAVE A 86' RIGHT-OF-WAY
- c. TOWNSHIP ROADS HAVE A 66' RIGHT-OF-WAY