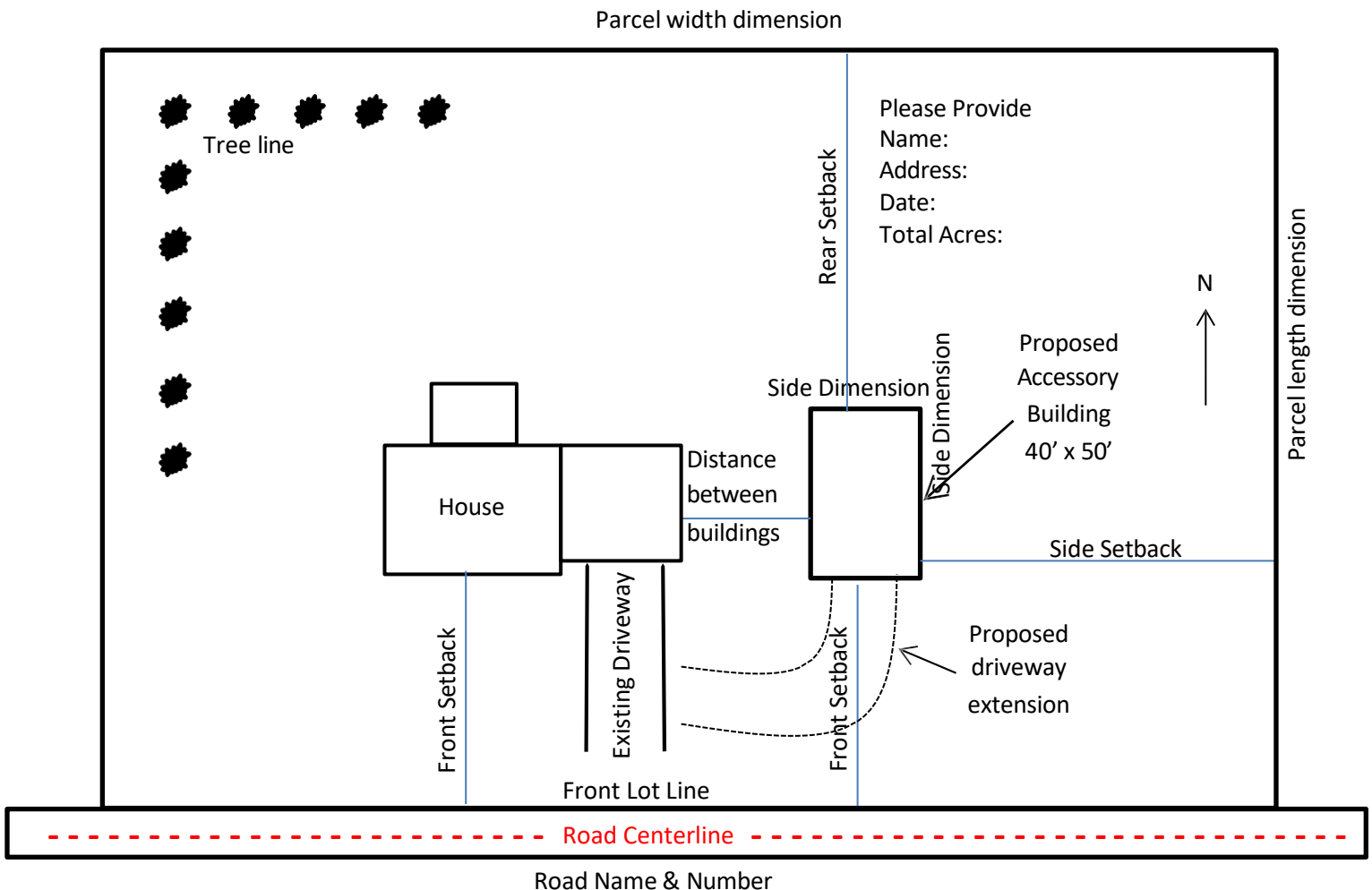


## SITE PLAN Example

When submitting an application, please attach an accurate site plan of your property drawn to scale that includes the following:

- Dimensions of the parcel.
- North arrow.
- Locations and dimensions of all **existing** and **proposed** buildings on the parcel (including attached garages). Indicate if you plan to demolish any of the existing buildings by placing an “X” thru the building(s).
- Distances of the proposed building(s) to the following:
  - Lot/property lines.
  - All existing buildings.
- Location and name of road(s) abutting the parcel.
- Location of **existing** and **proposed** driveway and driveway access.
- Location of all known easements and right-of-way (public and private).
- Any additional information requested by Planning and Zoning Staff.

**\*Information Note:** A Site Plan completed by a registered land surveyor may be required for your submission if proposed works are occurring in close proximity to setbacks – check with planning staff to confirm.



## ZONING DISTRICTS SETBACK REQUIREMENTS

### Clay County Rural Area

<b>A-1 Agricultural</b> <b>LOT AREA:</b> 2 ACRES <b>LOT WIDTH:</b> 200 FEET <b>FRONT YARD:</b> 50 FEET <b>SIDE YARD:</b> 30 FEET <b>REAR YARD:</b> 75 FEET	<b>NRC</b> <b>LOT AREA:</b> 2 ACRES <b>LOT WIDTH:</b> 200 FEET <b>FRONT YARD:</b> 50 FEET <b>SIDE YARD:</b> 30 FEET <b>REAR YARD:</b> 75 FEET	<b>RR Rural Residential</b> <b>LOT AREA:</b> 1 ACRE <b>LOT WIDTH:</b> 125 FEET <b>Front Yard:</b> 30 feet <b>Side Yard:</b> 10 feet <b>Rear Yard:</b> 30 feet
<b>C-1: COMMERCIAL</b> <b>LOT AREA:</b> NA <b>LOT WIDTH:</b> NA <b>FRONT YARD:</b> 30 FEET <b>SIDE YARD:</b> 10 FEET <b>REAR YARD:</b> 20 FEET	<b>I-1 Light Industrial</b> <b>LOT AREA:</b> 10,000 SQ FEET <b>LOT WIDTH:</b> 80 FEET <b>FRONT YARD:</b> 40 FEET <b>SIDE YARD:</b> 25 FEET <b>REAR YARD:</b> 20 FEET	<b>I-2 General Industrial</b> <b>LOT AREA:</b> 10,000 SQ FEET <b>LOT WIDTH:</b> 80 FEET <b>FRONT YARD:</b> 40 FEET <b>SIDE YARD:</b> 25 FEET <b>REAR YARD:</b> 20 FEET

There shall be setbacks from the ordinary high water mark (OHWM) on lots that abut or are within seventy-five (75) feet of a navigable waterbody. The setback for all structures shall be one hundred twenty-five (125) feet from the OHWM of the Missouri National Recreational River (MNRR) and seventy-five (75) feet from the OHWM of any other navigable waters to the nearest part of such structure, except for boathouses, boat shelters, piers, private sewage systems, water wells, stairways, walkways and lifts which may be permitted by the terms and conditions of this Ordinance.

### Clay County and Vermillion Joint Zoning Area

<b>A-1 Agricultural</b> <b>LOT AREA:</b> 2 ACRES <b>LOT WIDTH:</b> 75 FEET <b>FRONT YARD:</b> 30 FEET <b>SIDE YARD:</b> 8 FEET <b>REAR YARD:</b> 25 FEET	<b>RR Rural Residential:</b> <b>LOT AREA:</b> 1 ACRE* <b>LOT WIDTH:</b> 75 FEET <b>FRONT YARD:</b> 30 FEET* <b>SIDE YARD:</b> 8 FEET <b>REAR YARD:</b> 25 FEET	<b>C: Commercial</b> REFER TO PAGE 12 OF THE JJZO
<b>NRC</b> <b>LOT AREA:</b> 1 ACRE * <b>LOT WIDTH:</b> 125 FEET* <b>FRONT YARD:</b> 30 FEET* <b>SIDE YARD:</b> 30 FEET <b>REAR YARD:</b> 50 FEET	<b>HI HEAVY INDUSTRIAL:</b> <b>LOT AREA/WIDTH:</b> NA <b>Front Yard:</b> 25 feet* <b>Side Yard:</b> 5 feet * <b>Rear Yard:</b> 5 feet*	<b>LI: LIGHT INDUSTRIAL:</b> <b>LOT AREA:</b> NA <b>LOT WIDTH:</b> 75 FEET <b>FRONT YARD:</b> 25 FEET* <b>SIDE YARD:</b> 10 FEET* <b>REAR YARD:</b> 20 FEET*

There shall be setbacks from the ordinary high water mark (OHWM) on lots that abut or are within seventy-five (75) feet of a navigable waterbody. The setback for all structures shall be one hundred twenty-five (125) feet from the OHWM of the Missouri National Recreational River (MNRR) and seventy-five (75) feet from the OHWM of any other navigable waters to the nearest part of such structure, except for boathouses, boat shelters, piers, private sewage systems, water wells, stairways, walkways and lifts which may be permitted by the terms and conditions of this Ordinance.