

LOT STANDARDS

FACT SHEET

CASS COUNTY ENVIRONMENTAL SERVICES

1113 LOT STANDARDS

1113.1 Lot Area, Lot Width, and Buildable Area Standards for Lake and River Classifications

The lot area (in square feet), buildable area standards (in square feet), and lot width standards (in feet) for single family residential lots and residential lots with guest quarters for lake and river classifications shall be as specified in the chart below. Land below the ordinary high water level of Public waters, shall not be used to meet lot area and buildable area standards.

	SINGLE FAMILY RESIDENTIAL			WITH GUEST QUARTERS		
Lake Classification	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)**	Min. Lot Area (ft ²)	Min. Lot Width	Min. Buildable Area (ft ²)**
General Development -Riparian	30,000	100'	12,000	60,000	180'	27,000
General Development -Non-Riparian	40,000	150'	20,000	80,000	265'	40,000
Recreational Development- Riparian	40,000	150'	16,000	80,000	225'	40,000
Recreational Development-Non-Riparian	40,000	150'	20,000	80,000	265'	40,000
Natural Environment-Riparian	80,000	200'	40,000	120,000	300'	60,000
Natural Environment-Non-Riparian	80,000	200'	40,000	160,000	400	80,000
River Classification						
Remote-Riparian	100,000	300	30,000	150,000	450	50,000
Remote-Non-Riparian	200,000	300	40,000	300,000	450	60,000
Forested-Riparian	60,000	200	18,000	80,000	300	30,000
Forested-Non-Riparian	120,000	200	24,000	160,000	300	32,000
Transition-Riparian	80,000	250	30,000	110,000	375	55,000
Transition-Non-Riparian	160,000	250	40,000	220,000	375	50,000
Tributary-Riparian	40,000	150'	18,000	60,000	265	25,000
Tributary-Non-Riparian	80,000	200'	20,000	100,000	265	25,000

**--A minimum of 50% of the buildable area shall be contiguous.

1113.2 Lot Standards for Non-Shoreland Classifications

Zone Classification	Min. Lot Area	Min. Lot Width	Max. Lot Coverage & Imp. Surface
UG	20,000 ft ²	100'	40%
RR-1	1.0 ac	150'	40%
RR-2.5	2.5 ac.	200'	25%
RR-5	5.0 ac	300'	20%
RR-10	10 ac	300'	15%
RR-20	20 ac	300'	15%
AF	40.0 ac	300'	5%
COM	2.5 ac	300'	60%

UG = Urban Growth; RR = Rural Residential ; AF = Agricultural/Forestry; COM = Commercial; RP = Resource Protection