



GREEN COUNTY ZONING AND LAND USE

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Adam M. Wiegel, Zoning Administrator
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SETBACKS AND HIGHLIGHTS OF ZONING REQUIREMENTS

(Subject to change upon amendment of the County Code)

LOT AREA: Rural area with on-site wastewater treatment system: minimum 20,000 sq. ft.
In Juda (with municipal sewer system): minimum 10,000 sq. ft.

LOT WIDTH: Rural area with on-site wastewater treatment system: minimum 100 ft.
In Juda (with municipal sewer system): minimum 80 ft.

FLOOR AREA: Single family residence: Minimum 750 sq. ft.
Multiple family residence: each unit requires minimum 750 sq. ft. on main floor(s)

HEIGHT: Maximum 2-1/2 stories or 35 ft. in height

SIDE YARD: Minimum 10 ft.*

REAR YARD: Minimum 25 ft.

WATER'S EDGE: Minimum 75 ft.

*BUILDINGS WHICH HOUSE ANIMALS: Minimum setback of 100 ft. to a residential lot line

*CONDITIONALLY-PERMITTED LAND USES: Greater setbacks may be required by Permit

ROAD SETBACKS (Whichever is greater of the following measurements):

STATE HIGHWAY:	110 ft. from centerline and/or 50 ft. from right-of-way line
COUNTY HIGHWAY:	75 ft. from centerline and/or 42 ft. from right-of-way line
TOWN/OTHER ROADS:	63 ft. from centerline and/or 30 ft. from right-of-way line
Setback from cul-de-sac:	30 ft. from right-of-way line

SEWER SYSTEM SETBACKS:

FROM BUILDING: Minimum of 5 ft. to septic tank
Minimum of 10 ft. to drainfield (15 ft. protected downhill slope on mound & at-grade systems)

FROM PROPERTY LINE: Minimum of 2 ft. to septic tank
Minimum of 5 ft. to drainfield

LAND DIVISION APPROVAL REQUIRED BY COUNTY ZONING:

The division of a parcel of land which is not a subdivision and which is less than thirty-five (35) acres shall be surveyed by a certified surveyor and reviewed by the Green County Zoning Administrator for land suitability, and a certified survey map shall be recorded within ninety (90) days time.