LAMAR COUNTY ZONING REQUIREMENTS	CURRENT	PROPOSED	CURRENT	PROPOSED	CURRENT	PROPOSED
ZONED	A-R	AR	E-R	ER	R-1	R1
Minimum Principal Bldg. Size	1400sqft	1400	2500sqft	2500sqft	2000sqft	2000 SQFT
Minimum Lot Size (Unsewered without water)	2 Ac	5 AC	5 Ac	5 Ac	2 Ac	2 ac
Min Lot Size (Unsew. W/water)	1 Ac	5 AC	5 Ac	5 Ac	1 Ac	2 ac
Minimum Lot Size (Sewered)	1 Ac	5 AC	5 Ac	5 Ac	1 Ac	2 ac
Min Lot width at home site	150 ft	~~200 FT~~ 300 ft	~~200 ft~~ 300	200 ft	150 ft	175 ft
Min. Front Yard SETBACK						
on Major & Secondary St.	100 ft	125' PL or 165'CL	120 ft	120 ft	100 ft	125 ft
on Collector St.	85 ft	125' PL or 165'CL	100 ft	100 ft	85 ft	125 ft
on Residential St.	85 ft	125' PL or 165'CL	100 ft	100 ft	85 ft	125 ft
Minimum SIDE YARDS	20 ft	20 ft	25 ft	25 ft	20 ft	20 ft
Minimum REAR YARD	40 ft	40 ft	50 ft	50 ft	40 ft	40 ft
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum % Covered	40/imp	40/imp	25/imp	25/imp	30/imp	30/imp

	CURRENT	PROPOSED	CURRENT	PROPOSED	CURRENT	PROPOSED
	R-2	R2	R-3	R3	R-4	R-4
Minimum Principal Bldg. Size	1600sqft	1600 sqft	1200sqft	1200	800 sqft	800 sqft
Minimum Lot Size (Unsewered without water)	2 Ac	not allowed	2 Ac	not allowed	2 Ac	not allowed
Min Lot Size (Unsew. W/water)	1 Ac	1 acre	1 Ac	1 acre	1 Ac	not allowed
Minimum Lot Size (Sewered)	0.75 Ac	1 acre	0.50 Ac	.75 acre	.14 acre/6000 acre	.5 acre 1/4 ac/c
Min Lot width at home site	150 ft	150 ft	150/100	125 if > 1 acre; 100 if <	150 w/out sewer; 60 ft with sewer	150 w/out sewer; 60 ft with sewer
Min. Front Yard SETBACK						
on Major & Secondary St.	100 ft	75 with c&g; 100 with ditches	100 ft	75	75 ft	75 ft
on Collector St.	85 ft	75 with c&g; 100 with ditches	85 ft	50	50 ft	40 ft
on Residential St.	85 ft	75 with c&g; 100 with ditches	75 ft	50	50 ft	40 ft
Minimum SIDE YARDS	20 ft	20 ft	20 ft	20	Tot.of 20ft	Total of 20 feet
Minimum REAR YARD	40 ft	40 ft	40 ft	40	10ft or FW	10 ft or Fire wall
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35	35 ft	35 ft
Maximum % Covered	30/imp	30/imp	40/imp	40/impo	40/imp	40/imp