

BENTON COUNTY, MINNESOTA

WHEREAS, the Benton County Planning Commission on its own motion instituted proceedings to amend Ordinance Number 143 (Section 7.4A.3 of the Benton County Development Code); and

WHEREAS, on May 4, 1983, Notice of Intent to Amend the Benton County Development Code and Notice of Public Hearings thereon was published in the official newspaper; and

WHEREAS, on May 19, 1983, the planning commission held a public hearing thereon and recommended same to the Benton County Board of Commissioners for approval and passage; and

WHEREAS, on June 7, 1983, the Board of County Commissioners held a public hearing thereon and approved the proposed zoning amendment,

NOW, THEREFORE, BE IT ORDAINED by the County Board of Commissioners that Ordinance Number 143 (Section 7.4A.3 of the Benton County Development Code) be and hereby is amended to read as follows:

7.4A.3 Yard Regulations

- (a) Lot Area:
  - 1. Private sewer, per dwelling unit 21,000 square feet
  - 2. Public sewer, per dwelling unit 12,000 square feet
- (b) Lot Width:
  - 1. 21,000 square feet 100 feet minimum
  - 2. 12,000 square feet 80 feet minimum
- (c) Lot Depth:
  - 1. 21,000 square feet 170 feet minimum
  - 2. 12,000 square feet 120 feet minimum
- (d) Front yard or side yard:
  - Abutting a Federal or State Road: 116 feet minimum
  - Abutting a County or Township Road: 65 feet minimum
  - Abutting a service road or street within a subdivision: 50 feet minimum

- (e) RESIDENTIAL STRUCTURES:  
Side Yard or Rear Yard Abutting Land zoned A-1 and A-2: 80 feet minimum  
Side Yard Abutting Land zoned R-1 and R-2: 15 feet minimum  
Rear Yard Abutting Land zoned R-1 and R-2: 30 feet minimum
- (f) OTHER STRUCTURES:  
Side Yard: 15 feet minimum  
Rear Yard: 30 feet minimum
- (g) Building Height Limitation: 40 feet

APPROVED AND ADOPTED by the Benton County Board of Commissioners

this 7th day of June, 1983.

Walter Lewandowski  
Walter Lewandowski, Chairman  
Benton County Board of Commissioners

ATTEST:

Curtis Nordling  
Deputy Clerk of the Board

ORDINANCE 153

PLANNING COMMISSION

165613

Office of County Recorder

Benton County, Minnesota

I Hereby certify that the within instrument was filed in this office for record on the 13<sup>th</sup> day of June

A.D. 1982 at 4 O'clock P.M.

and was duly recorded in Book 1

of Ord. on page 451.

R. A. Johnson  
County Recorder

By: A. E.  
Deputy