



Tract 1: Zoning and Utilities

Kossuth County Zoning Ordinance

ARTICLE XI – “R-5” RURAL ONE AND TWO-FAMILY RESIDENCE DISTRICTS

- 11.0 **Permitted Principal Uses**
 - 11.01 Any use or structure permitted and as regulated in [Section 7.0](#) except as hereinafter modified.
 - 11.02 Two-family residences
- 11.1 **When Authorized by Board of Adjustment**
 - 11.11 Any use as regulated in [Section 8.1](#), except as hereinafter modified.
 - 11.12 Transformer stations and booster or pressure regulating stations, without service yard or storage.
 - 11.13 Residence development projects.
- 11.2 **Permitted Accessory Uses**
 - 11.21 “R-2” Residence District Accessory Uses
 - 11.22 Signs as regulated by [Article XIX](#).
- 11.3 **Height Regulations** – No principal structure shall exceed two and one-half stories or 30 feet in height, and no accessory structure shall exceed one story or 15 feet in height, except as provided in [Section 21.1](#).
- 11.4 **Lot Area, Frontage, and Yard Requirements** – Each one-family residence shall be located on a lot containing 40,000 square feet. Each structure containing more than one family shall be located on a lot having an area of 30,000 square feet for each family. Large lots may be required where results of percolation tests indicate the need for a larger disposal field. Such tests shall be submitted to the County Board of Health prior to construction. The following minimum requirements shall be observed, subject to the additional exceptions and modifications in [Section 21.2-21.4](#) inclusive.

<u>Bldg. Height</u>	<u>Width</u>	<u>Depth</u>	<u>Width</u>	<u>Depth</u>
1-2 ½ Stories	165'	Min Front Yard	Min Side Yard	Min Rear Yard
		Along State Federal Roads – 80'	20'	100'
		Other public Roads – 50'		