

MARTIN COUNTY ZONING

LOT SIZE AND SETBACK DISTANCES

Please note that this chart does not represent all the zoning requirements that are involved with land use and property development. You will want to contact the Martin County Zoning Administrator to determine the zoning district and the specific regulations that apply to your property.

		Lot Size	Road Setback	Sidyard Setback	Rearyard Setback	Lake/Protected Water to Structure Setback	Septic System to Lake/Protected Water Setback
A	Agricultural	3 acres	<u>New Building Site</u> 200 feet from C.O.R. <u>*Existing Building Site*</u> 130 feet from C.O.R.	30 feet	30 feet	-	-
HB	Highway Business (without central utilities)	5 acres	130 feet from R.O.W.	40 feet	40 feet	-	-
HB	Highway Business (with central utilities)	20,000ft ² (0.46 acres)	80 feet from R.O.W	40 feet	40 feet	-	-
I	Industrial (without central utilities)	5 acres	130 feet from R.O.W.	40 feet	40 feet	-	-
I	Industrial (with central utilities)	20,000ft ² (0.46 acres)	80 feet from R.O.W.	40 feet	40 feet	-	-
R-1	Residential (without central utilities)	1 acre	130 feet from R.O.W. ¹ 30 feet from R.O.W. ²	40 feet ¹ 10 feet ²	60 feet ¹ 30 feet ²	-	-
R-1	Residential (with central utilities)	15,000ft ² (0.34 acres)	50 feet from R.O.W. ¹ 30 feet from R.O.W. ²	10 feet	30 feet	-	-
SL-1	Shoreland Special Protection	5 acres	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	40 feet	75 feet	200 feet	150 feet
SL-2	Shoreland Residential Recreational (Clear, Fox and South Silver Lakes)	40,000 ft ² (0.92 acres)	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	30 feet	50 feet	100 feet	75 feet
SL-2	Shoreland Residential Recreational (all others lakes)	80,000 ft ² (1.84 acres)	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	30 feet	50 feet	150 feet	150 feet
SL-B	Shoreland Business (Clear, Fox and South Silver Lakes)	1 acre	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	40 feet	75 feet	100 feet	75 feet
SL-B	Shoreland Business (all others lakes)	5 acres	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	40 feet	75 feet	150 feet	150 feet
SL-C	Shoreland Conservation	5 acres	50 feet from R.O.W. ³ 20 feet from R.O.W. ⁴	40 feet	75 feet	200 feet	75 feet

- 1 - for newly created lots
- 2 - for lots of record
- 3 - for federal, state, and county roads
- 4 - for all other roads (township)

C.O.R - Center of Road

1 acre = 43,560 feet

R.O.W. - Road Right of Way

* Existing sites currently greater than 130 feet from C.O.R. cannot encroach closer than existing setback.

central utilities- a county and state approved water and sewage management system that serves the community