

CLINTON COUNTY IS ZONED

DO NOT PURCHASE LAND, START CONSTRUCTION OR PLAN DEVELOPMENT WITHOUT
CONSULTING THE PLANNING AND ZONING OFFICE 816-539-3722

**MINIMUM SQUARE
FOOTAGE OF LIVING
SPACE FOR HOMES IN
CLINTON COUNTY**

950
SQ FEET

ALL STRUCTURES WITHIN
THE COUNTY REQUIRE A
BUILDING PERMIT, WITH
THE EXCEPTION OF
PORCHES OR
WHEELCHAIR RAMPS

MORPHOLOGY REPORTS FROM A
LICENSED SOIL MORPHOLOGIST
MUST BE COMPLETED &
SUBMITTED WHEN APPLYING FOR
SEPTIC INSTALLATION OR
INSPECTION.

ZONING OF AREA	SETBACK FRONT	SETBACK REAR	SETBACK SIDES	ONSITE SEWAGE LAGOON
AGRICULTURE A (20+ CONTIGUOUS ACRES)	50 FT	50 FT	15 FT	75 FT
AGRICULTURE B (5 TO 19.999 ACRES)	50 FT	50 FT	15 FT	75 FT

**COUNTY STANDARDS FOR SINGLE FAMILY RESIDENTIAL REGULATIONS ON
PLACEMENT OF A HOME IN UNINCORPORATED AREA OF COUNTY**

ZONING OF AREA	SETBACK FRONT	SETBACK REAR	SETBACK SIDES	ONSITE SEWAGE LAGOON
RESIDENTIAL R-1, 5+ CONTIGUOUS ACRES)	50 FT	50 FT	15 FT	75 FT
RESIDENTIAL R-1, LESS THAN 5 CONTIGUOUS ACRES)	30 FT	30 FT	10 FT	75 FT

**LAND WITHIN SUBDIVISIONS MAY BE SUBJECT TO MORE RESTRICTIVE REGULATIONS IN REGARD
TO THE FOLLOWING:**

MINIMUM HOUSE SIZE, MINIMUM LOT SIZE, SETBACKS, TYPES OF SEPTIC SYSTEMS, AND OTHER
PROTECTIVE COVENANTS ASSOCIATED AND RECORDED AT TIME OF CREATION.

CHECK WITH REGULATIONS IF YOU ARE BUILDING IN A SUBDIVISION / HOA REGULATED
COMMUNITY

COMMERCIAL SETBACKS:

FRONT – 25 FEET
SIDES – 7 FEET (IF CORNER LOT, MUST BE 15
FEET ON STREET SIDE)
REAR – 15 FEET

LAGOON ADDITIONAL SETBACKS:

100 FEET FROM WATER TO YOUR HOME
200 FEET FROM WATER TO NEIGHBOR'S
HOME