

C. EASEMENTS.

1. Utility easements with a right-of-way width of ten (10) feet shall be provided along all front, rear, and side lots lines.
2. Utility easements may be within the outer 10 feet of a road right of way; however, any above ground utility fixture shall be on the outer edge of the right of way.
3. Drainage ditch, irrigation ditch and canal easements of sufficient and specified width for maintenance and viable ingress and egress shall be provided.
4. Easements for roads and utilities to adjoining lands for future development may be required.

D. LOTS. Lot size shall be in conformity with the provisions of the zoning and development regulations resolution.

1. Minimum lot size shall be :
  - a. 10,000 sq. ft. if public sewage and water supply are available in the R, R MH, R-R, or R-R MH districts.
  - b. 2 acres if individual wells and septic systems are utilized in the R, R MH, R-R, or R-R MH district.
  - c. One acre lots may be approved in the R, R MH, R-R, or R-R MH districts if a written statement is received from the Department of Environmental Quality stating that individual wells and small wastewater systems on the proposed lots will not endanger the public health.
2. Principle access to a street or road shall be provided for each lot.
3. Side lot lines shall be substantially at right angles to straight roads or street lines, or radial to curved road or street lines.
4. Corner lots shall be provided with a minimum twenty (20) foot radius.
5. Lots deemed by the Board to be subject to flooding or otherwise uninhabitable shall not be platted for