4.3 LOTS -

1. Relationship to Streets - All lots shall front on a public street or road for a minimum distance of sixty feet except that lots which front on the turnarounds or permanent dead-end streets or on curves, shall front on such turnarounds or curves for a minimum distance of forty feet.

2. Development of Hazardous Area - When lots are located on land which is subject to flooding, subsidence, or other hazards injurious to the health and safety of potential users, and when such hazards cannot be eliminated or adequate safeguards provided to protect the health and safety of potential users, the Planning Commission may declare such lots to be unsuitable for development and disapprove such plans to develop or subdivide such lots.

3. Lot Lines - Side lot lines shall be as close to right angles to straight street centerlines as possible and radial to curved street centerlines. Rear lot lines should consist of straight lines with a minimum number of deflections.

4. Dimensions - The size, shape, and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated.

   A. Lot Dimensions - Lot dimensions in Hancock county shall conform to the requirements of the Zoning Ordinance, except that residential lots not served by public sewers or water shall be at least seventy-five feet wide at the building setback line and twelve thousand square feet in area or the minimum lot width and area determined by the County Health Officer.

5. Building Setback Line -

   A. Required Setback Line - The building setback line shall meet the requirements of the Hancock County Zoning Regulation.

   B. Obstructions to Vision at Street Intersections Prohibited - Corner lots, as provided in the Hancock County Zoning Ordinance, shall be free from all obstruction to traffic visibility at intersections.

6. Yard Requirements - Yard requirements for residential subdivisions or the portions thereof inside Hancock County shall be the same as the yard requirements set forth in the Hancock County Zoning Ordinance for the zoning district or districts in which they are located.