

# Setback, Height, and Ground Coverage Regulations by Zoning District

**IMPORTANT NOTES:** All setbacks are measured from the furthest projection of the structure (e.g. roof overhang).  
Other situational regulations or exceptions may also apply.

## **Roadway Setbacks**

### **State highway (whichever is greater)**

From center of roadway: minimum 110 feet

From lot line: minimum 50 feet

### **County road (whichever is greater)**

From center of roadway: minimum 83 feet

From lot line: minimum 50 feet

### **Town road (whichever is greater)**

From center of roadway: minimum 63 feet

From lot line: minimum 30 feet

## **Lake, Lake Amenity, R-1 Single-Family, R-3 Multi-Family Districts**

- Lot requirements
  - Frontage: min 70 feet
  - Area: min one acre
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 10 feet
  - Rear: min 10 feet
  - Waterfront: min 75 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 24 feet
  - Roof pitch: min 4/12
  - Overhang: min 12 inches
- Areas
  - Lot Coverage: 20% maximum
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>

## **R-2 One- and Two-Family Manufactured Dwelling Residence District**

- Lot requirements
  - Frontage: min 70 feet
  - Area: min one acre
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 10 feet
  - Rear: min 10 feet
  - Waterfront: min 75 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 16 feet
  - Roof pitch: min 3/12
  - Overhang:
    - Building width ≤17ft: min 3 inches
    - Building width >17ft: min 8 inches
- Areas
  - Lot Coverage: 20% maximum
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>

## **R-1C Single-Family Conservation Residence District**

- Lot requirements
  - Frontage: min 70 feet
  - Area: min 20,000 ft<sup>2</sup>
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 10 feet
  - Rear: min 10 feet
  - Waterfront: min 100 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 24 feet
  - Roof pitch: min 4/12
  - Overhang: min 12 inches
- Areas
  - Lot Coverage: 20% maximum
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>

## **R-4 Rural Residence District**

- Lot requirements
  - Frontage: min 250 feet
  - Area: min five acres
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 10 feet
  - Rear: min 10 feet
  - Waterfront: min 75 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 24 feet
  - Roof pitch: min 3/12
  - Overhang: min 12 inches
- Areas
  - Lot Coverage: 20% maximum
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>

### **R-5 Rural Estate Residence District**

- Lot requirements
  - Frontage: min 250 feet
  - Area: min 35 acres
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 10 feet
  - Rear: min 10 feet
  - Waterfront: min 75 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 24 feet
  - Roof pitch: min 4/12
  - Overhang: min 12 inches
- Areas
  - Lot Coverage: 20% maximum
  - Living area/ dwelling unit: min 1,500 ft<sup>2</sup>

### **CV Conservancy District &**

#### **FR Forest and Outdoor Recreation District**

- Lot requirements
  - Frontage: min 250 feet
  - Area: min 35 acres
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 50 feet
  - Rear: min 50 feet
  - 
  - Waterfront: min 100 feet
- Other requirements
  - Building height: max 35 feet

### **B-1 Business District**

- Lot requirements
  - Frontage: min 100 feet
  - Area: min one acre
  - Depth/width: max 4:1
- Building Setbacks
  - Side: min 15 feet
  - Rear: min 15 feet
  - Waterfront: min 75 feet
  - Abutting residential: min 50 feet
- Other requirements
  - Building height: max 35 feet
  - Building width: min 24 feet
  - See Article XXVI, Design Standards
  - See Article XXV, Signs & Billboards

### **A-1 General Agriculture District**

- Lot requirements
  - Frontage: min 200 feet
  - Area: min 35 acres
- Building Setbacks
  - Front: min 75 feet
  - Side: min 50 feet
  - Rear: min 50 feet
  - Waterfront:
    - Residence: min 75 feet
    - Other: min 150 feet
  - Waste Storage: min 350 feet
  - Livestock structures:
    - 500-1000 animal units: min 100 ft
    - >1000 animal units: min 200 ft
- Other requirements
  - Building height:
    - Residence/ Accessory Structures: max 35 feet
    - Other buildings: max 60 feet
  - Building width: min 16 feet
  - Roof pitch: min 4/12
  - Overhang: min 10 inches
- Areas
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>

### **A-2 Secondary Agriculture District**

- Lot requirements
  - Frontage: min 200 feet
  - Area: min 10 acres
- Building Setbacks
  - Front: min 75 feet
  - Side: min 50 feet
  - Rear: min 50 feet
  - Waterfront:
    - Residence: min 75 feet
    - Other: min 150 feet
- Other requirements
  - Building height:
    - Residence/ Accessory Structures: max 35 feet
    - Other buildings: max 60 feet
  - Building width: min 16 feet
  - Roof pitch: min 4/12
  - Overhang: min 10 inches
- Areas
  - Living area/ dwelling unit: min 760 ft<sup>2</sup>