

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 3/12
 - Overhang: min 12 inches
- Areas
 - Lot Coverage: 20% maximum
 - Living area/ dwelling unit: min 760 ft²

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 ft²

R-1C Single-Family Conservation Residence District

- Lot requirements
 - Frontage: min 70 feet
 - Area: min 20,000 ft²
 - 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 3/12
 - Overhang: min 12 inches
- Areas
 - Lot Coverage: 20% maximum
 - Living area/ dwelling unit: min 760 ft²

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 ft²

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 3/12
 - Overhang: min 12 inches
- Areas
 - Lot Coverage: 20% maximum
 - Living area/ dwelling unit: min 1,500 ft²

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 ft
 - 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 Structure: max 35 feet
 - Other buildings: max 60 ft
 - Building width: min 16 feet
 - Roof pitch: min 3/12
 - Overhang: min 10 inches
- Areas
 - Living area / dwelling unit: min 760 ft²

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 ft
 - Waste Storage: min 350 feet
- Other requirements
 - Building height:
 - Residence / Accessory Structure: max 35 feet
 - Other buildings: max 60 ft
 - Building width: min 16 feet
 - Roof pitch: min 3/12
 - Overhang: min 10 inches
- Areas
 - Living area / dwelling unit: min 760 ft²