

Summary of Setbacks and Standard Planning Conditions

(Always refer to siting standards listed in zoning chapters for complete setback standard information.)

		SETBACKS						Distance of Dwelling From a Resource Zone	Max Building Height <small>[See BCC 51.020(72) for definition]</small>
		Distance from:							
		Edge of roadway surface <small>(Measured from outer edge of gravel shoulder)</small>	Right-of-Way	Rear Property Line	Side Property Line <small>(Anything that's not a Right-of-Way & not a rear property line)</small>	Structure on Adjacent Property			
RURAL RESIDENTIAL (RR) or URBAN RESIDENTIAL (UR) ZONES									
Dwelling		40'	25'	25'	8'	RR - 30' UR - N/A	RR - 300' UR - N/A	40'	
Accessory Structure	Greater than 500 sq ft	40'	25'	25'	8'	RR - 30' UR - N/A	N/A	40'	
	Equal to or less than 500 sq ft and greater than 120 sq ft; Height less than 20'; Detached from other structures by 5 feet or more	40'	25'	3'	3'	N/A	N/A	20'	
EXCLUSIVE FARM USE (EFU/MPA) or FOREST CONSERVATION (FC) ZONES									
Dwelling		45'	30'	30'	30'	N/A	EFU Non-Farm Dwellings & all FC dwellings: 300'	N/A	
Accessory Structure	Greater than 500 sq ft	N/A	20'	20'	20'	N/A	N/A	N/A	
	Equal to or less than 500 sq ft and greater than 120 sq ft; Height less than 20'; Detached from other structures by 5 feet or more	N/A	20'	3'	3'	N/A	N/A	N/A	
ALL ZONES									
Ordinary High Water Line of rivers, streams, creeks	Non-water dependent use must setback 50' from river or major stream and 25' from any creek or minor stream. Per BCC 51.020(35) & (40) "Major Stream" = water body <u>within</u> a mapped SFHA; "Minor Stream" = water body <u>outside</u> of a mapped SFHA.								
Architectural Features	Architectural features may encroach up to 2' within a setback.								
Fences	Cannot be located within a right of way. No setbacks for fences. If in floodplain, check with Floodplain Manager.								
Decks	Setbacks apply when raised 30" or more above ground, or a building permit is required, or the deck is covered by a roof. The applicable setbacks depend on what structure the deck is attached to.								
Swimming Pools	Setbacks are required for any part of pool that is >30" tall and needs a building permit (no setback required for a concrete slab for deck chairs, if it's level with the ground).								