

“QUICK REFERENCE GUIDE” ESTHERVILLE ZONING DISTRICT SETBACK REGULATIONS

Zoning District	Maximum Height	Minimum Lot Area	Minimum Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Street Side Yard (Corner Lot)
AG Agriculture	35 ft. (dwellings or accessories) No height for principal uses	1 acre 43,560 sq.ft.	150 ft.	50 ft.	20 ft.	50 ft.	50 ft.
A-2 Green Belt	No limitation (with special exceptions)	No minimum lot area	No minimum lot width	50 ft.	15 ft.	50 ft.	50 ft.
MH Mobile & Manufactured Housing	35 feet	4,000 sq.ft. 2 acres for park	40 ft. per lot 200 ft. per park	30 ft.	7.5 ft.	15 ft.	30 ft.
R-1 Single Family Residential	35 ft.	D 7,500 sq.ft. ND 8,000 sq.ft.	75 ft.	30 ft.	6 ft.	25 ft.	30 ft.
R-3 Multiple Family Residential	50 ft.	SF 7,500 sq.ft. TF 8,000 sq.ft. MF 1,000sq.ft./ Dwelling Unit O 8,000 sq.ft.	75 ft.	30 ft.	>35ft then 6 ft. 35-50 ft. then 8 ft.	30 ft.	30 ft.
GB General Business	35 ft.	No minimum lot area	No minimum lot width	No minimum front yard	No minimum side yard	No Minimum rear yard	No minimum street side yard
CM Commercial	35 ft.	7,500 sq.ft.	75 ft.	40 ft.	10 ft.	20 ft.	40 ft.
LI Light Industrial	35 ft.	10,000 sq.ft.	75 ft.	40 ft.	10 ft.	25 ft.	40 ft.
HI Heavy Industrial	50 ft.	10,000 sq.ft.	75 ft.	50 ft.	10 ft.	25 ft.	50 ft.

Note: D= Dwelling; ND= Non-Dwelling; SF= Single Family; TF= Two family; MF= Multiple Family; O = Other Use