

**FIGURE 3-6<sup>1</sup>**

**MINIMUM SETBACKS REQUIREMENTS**

Zoning District	Front	Side	Rear	Arterial	Collector	Local Access	Low Volume
<b>A-1: AGRICULTURAL</b>							
1. General	50'	50'	50'	50'	50'	50'	50'
2. Outdoor Vendors				35'	35'	35'	35'
<b>BC: BACKCOUNTRY<sup>4</sup></b>	25'	25'	25'	100'	100'	100'	100'
<b>B-1: HIGHWAY BUSINESS<sup>2</sup></b>	50'	30'	50'	50'	50'	50'	50'
<b>B-3: BUSINESS<sup>2</sup></b>	10'	10'	10'	50'	10'	10'	10'
<b>CG: GENERAL COMMERCIAL<sup>2</sup></b>	30'	30'	30'	30'	30'	30'	N/A
<b>CN: NEIGHBORHOOD COMMERCIAL<sup>2</sup></b>	30'	30'	30'	30'	30'	30	N/A
<b>I-1: INDUSTRIAL<sup>2</sup></b>	30'	30'	30'	50'	50'	30'	N/A
<b>M-1: MINING</b>	50'	50'	50'	50'	50'	50'	50'
<b>MHP: MANUFACTURED HOME PARK</b>	25'	10'	25'	50'	35'	25'	N/A
<b>NR-2: NATURAL RESOURCES</b>	Setbacks shall be as established in the State or Federal approved authorization.						
<b>PUD: PLANNED UNIT DEVELOPMENT</b>	Setbacks shall be established in the County approved PUD designation. Where a PUD designation does not address setbacks, the provisions in this figure shall apply as determined by the Planning Director (see Section 3505.01).						
<b>RU: RURAL RESIDENTIAL</b>	50'	35'	35'	50'	50'	50'	50'
<b>RE: RURAL ESTATE</b>	35'	35'	35'	50'	50'	35'	35'
<b>RME: RURAL MOUNTAIN ESTATES</b>	25'	15'	25'	50'	50'	25'	25'
<b>R-1/R-2/R-3/R-4: RESIDENTIAL</b>							
1. General	25'	15'	25'	50'	35'	25'	25'
2. Duplex <sup>3</sup>	25'	15'	15'	50'	35'	25'	25'
<b>R-6: RESIDENTIAL</b>							
1. General	25'	7.5'	25'	50'	35'	25'	25'
2. Duplex <sup>3</sup>	25'	7.5'	25'	50'	35'	25'	25'
<b>R-25: High Density<sup>2,5</sup></b>	25'	7.5'	25'	50'	50'	25'	25'
<b>RC-5,000: RURAL COMMUNITY</b>							
1. General	20'	5'	10'	50'	35'	10'	10'
<b>RC-40,000: RURAL COMMUNITY</b>							
1. General	25'	15'	25'	50'	35'	25'	25'
<b>R-P: RESIDENTIAL WITH PLAN<sup>2,5</sup></b>	25'	7.5'	25'	50'	50'	35'	25'

### **Footnotes**

1. Figure 3-6 provides a summary of the building and structure setback requirements for County zoning districts. Section 3505.13 provides further information on setback requirements including methods of measuring and exceptions. It is important to note that the information in this figure is not all-inclusive. It must be used in conjunction with the text in Section 3505.13 to identify the requirements applicable to a development. Where the road setback is greater than the property line setback, the road setback shall prevail.
2. Where commercial, industrial or multi-family residential sites include more than one parcel, setback requirements along interior property lines may be reduced or eliminated if the requirements of Section 3505.13 are met.
3. Where a lot line is to be established along a common wall shared by two units in a duplex, side setback requirements on either side of this lot line may be reduced or eliminated.
4. See Section 3514 for additional information regarding setback requirements in the BC zoning district.
5. Where a collector road has an 80 foot right-of-way that is all inclusive, then the road setback may be administratively reduced to the applicable property line setback upon approval by the County Engineer in accordance with the criteria for a road setback variance as set forth in Chapter 5.