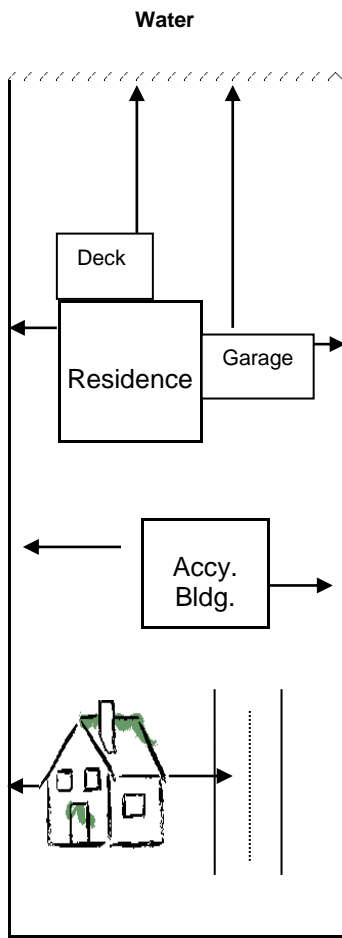


~ SETBACK REQUIREMENTS ~



Wetlands

All structures shall be setback 25' on all mapped wetlands (2 acres or greater).

Ordinary high-water mark (OHWM) of navigable waters:

All structures shall be set a minimum of:

75' from the OHWM on **Class 1 - Class 2** and **Class 3** navigable waters.

Greater Setbacks. In cases of adverse soil to topographical conditions, the Zoning Administrator(s) and/or Zoning Committee may require greater setbacks.

Property Lines

Principal Structures shall be setback:

- 5' in (C) and (I) Zoning Districts
- 10' in (R-RB), (R-1), (R-4) & (M) Zoning Districts
- 20' in (R-3) Zoning Districts
- 75' in (R-2), (Ag-1) & (Ag-2) and (F-1) & (F-2) Zoning Districts

Accessory Structures (i.e. storage shed, residential garages, saunas, etc.) shall be setback:

- 5' in (C) & (I) Zoning Districts
- 10' in (R-RB), (R-1), (R-4) & (M) Zoning Districts
- 20' in (R-3) Zoning Districts
- 30' in (R-2), (Ag-1) & (Ag-2), (F-1), & (F-2) Zoning Districts

Location of Accessory Structures. An accessory structure to a conforming or nonconforming structure shall comply with the applicable setbacks set forth in Section 13-1-60 and shall be located at least 5 feet from the structure.

Highway and Road Setbacks: **

- All **State** or **U.S. Highways:** 110' from centerline **or** 50' right-of-way, whichever is greater.
- All **County** Highways: 75' from centerline **or** 42' from right-of-way, whichever is greater.
- All **Town** Roads: 63' from centerline **or** 30' from right-of-way, whichever is greater.
- All **Private** Streets or Roads: 40' from the centerline except individual driveways.
- All **Cul-de-sacs:** 75' from centerline **or** 30' from right-of-way, whichever is greater.

** **Exception:** A setback equal to the average setbacks of existing principle buildings within 250' of the proposed structure shall be permitted. In no case shall this be less than 1/2 the requirement setback from the right-of-way.



Note: All setback distances are horizontal measurements from the **furthest extension** of the structure (i.e., decks, eaves, bowed windows, etc.)

(Zoning District)

- Residential-Recreational Business (R-RB), Residential-1 (R-1), Residential-2 (R-2), Residential-3 (R-3), Residential-4 (R-4), Forestry-1 (F-1), Forestry-2 (F-2), Agricultural-1 (Ag-1), Agricultural-2 (Ag-2), Industrial (I)
- Commercial (C), Municipal (M)