

**TABLE 2
MINIUM SETBACK REQUIREMENTS/HEIGHT AND LOT COVERAGE LIMITS**

District	Principal Structure							Accessory Buildings		
	Prescriptive Easement (measured from center line) (feet)	Right-of-Way (measured from right-of-way line) (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Lot Coverage (percent)	Maximum Building Coverage (percent)	Maximum Height Restriction (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)
A-1, Agricultural	75	50	25	35	25	10	45	75 or (a)	15	15
							Silos=100			
R-1, Low-Density Residential	60	35	15	35	35	15	35	35 or (a)	15	15
R-2, Med-Density Residential	60	35	15	35	50	35	35	35 or (a)	15	15
R-3, High-Density Residential	60	35	15	35	85	50	35	35 or (a)	15	15
V-1, Village Center	75	50	15	35	75	35	35	50 or (a)	15	15
B-1, Commercial	60	35	none (b)	15	90	50	45	35 or (a)	15	5
M-1, Industrial	60	35	15	35	50	35	35	35 or (a)	15	15
IP, Planned Industrial Park	N/A (f)	30 (d)	10	10	90	75	45 (c)	(e)	3	3
H-1, Historic	75	50	25	35	25	10	45	75 or (a)	15	15

Notes:

- a. Setback must be equal to or behind front setback line whichever is less.
- b. Except when adjacent to a residential use type, then 10 feet.
- c. May exceed provided a CUP is approved by BOS.
- d. 20 feet if all parking is behind from building line.
- e. Behind front building line.
- f. Front setback in this district is only measured from the property line, not center of road.

