

# SETBACK REQUIREMENTS

All buildings and structures shall be setback a minimum distance in accordance with the table below. Setbacks shall be measured at right angles from the property line.

Zone	Front	Rear	Side
Agricultural A	<del>50</del> 30 feet (fn. 1) <i>Ord 09-01</i>	20 feet	20 feet
Transitional Agriculture	<del>50</del> 30 feet (fn. 1) <i>Ord. 09-01</i>	20 feet	20 feet
Residential	<del>50</del> 30 feet (fn. 1) <i>Ord. 09-01</i>	10 feet	10 feet
Commercial	14 feet (fn. 2)	None (fn.3)	None (fn. 3)
Industrial	None (fn. 2)	None (fn. 3)	None (fn. 3)

Footnote 1 - All buildings and structures shall be set back a minimum distance of ~~fifty (50)~~ **thirty (30)** feet from the edge of a surveyed road right of way and ~~eighty (80)~~ **sixty (60)** feet from the center of all unsurveyed roads and private roads providing access to two or more homes measured at right angles. Any development in Custer County along state highways must meet state highway standards. (*Ordinance 2016-01*)

Footnote 2 - If parking spaces are required, they cannot be included with the public right of way. Setbacks shall be measured at right angles from the property line.

Footnote 3 - Industrial (I) and Commercial (C) shall meet the setback requirements of A and TA zones when said zones abut industrial property.

# OFFICIAL HEIGHT AND AREA REGULATIONS

District	Maximum Height	Minimum Lot Size
Agricultural, Zone A	<del>No limitation</del> <b>35 ft. (Ord. 2016-01)</b>	20 acres (fn. 1)
Transitional Agricultural	35 ft.	2.5 acres (fn. 1)
Residential	35 ft.	9,000 sq. ft. – if proper septic system (fn. 2)
Industrial	No limitation	1 acre
Commercial	No limitation	9,000 sq. ft. (fn. 2)

**\*Dwellings shall not exceed 35 feet in ANY zone. (Ordinance 2016-01)**

Foot note 1 - Administrative lot splits will be allowed pursuant to Article III, Section B, 1.

Foot note 2 - If central water and sewer are provided and is approved by the District 7 Health District