

FIGURE 3-6¹

SETBACKS

District	Arterial	Collector	Local Access	Low Volume	Front	Side	Rear	Bldg-to-Bldg
A-1: AGRICULTURAL 1. General 2. Outdoor Vendors	50' 35'	50' 35'	50' 35'	50' 35'	50'	50'	50'	2
BC: BACKCOUNTRY⁵	100'	100'	100'	100'	25'	25'	25'	2
B-1: HIGHWAY BUSINESS³	50'	50'	50'	50'	50'	30'	50'	2
B-3: BUSINESS³	50'	10'	10'	10'	10'	10'	10'	2
CG: GENERAL COMMERCIAL³	30'	30'	30'	N/A	30'	30'	30'	2
CN: NEIGHBORHOOD COMMERCIAL³	30'	30'	30	N/A	30'	30'	30'	2
I-1: INDUSTRIAL³	50'	50'	30'	N/A	30'	30'	30'	2
M-1: MINING	50'	50'	50'	50'	50'	50'	50'	2
MHP: MANUFACTURED HOME PARK 1. General 2. Community Bldg/Facility	50' 50'	35' 35'	35' 35'	N/A N/A	25' 25'	10' 15'	25' 15'	2 2
NR-2: NATURAL RESOURCES	Setbacks shall be as established in an US Forest Service approved permit.							
PUD: PLANNED UNIT DEVELOPMENT	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.A).							
RU: RURAL RESIDENTIAL 1. General 2. Community Bldg/Facility	50' 50'	50' 50'	50' 35'	50' 35'	50' 35'	35' 35'	35' 35'	2 2
RE: RURAL ESTATE 1. General 2. Community Bldg/Facility	50' 50'	50' 50'	35' 35'	35' 35'	35' 35'	35' 35'	35' 35'	2

FIGURE 3-6¹

SETBACKS

District	Arterial	Collector	Local Access	Low Volume	Front	Side	Rear	Bldg-to-Bldg
RME: RURAL MOUNTAIN ESTATES	50'	50'	25'	25'	25'	15'	25'	2
R-1/R-2/R-3/R-4: RESIDENTIAL								
1. General	50'	35'	25'	25'	25'	15'	25'	2
2. Duplex ⁴	50'	35'	25'	25'	25'	15'	15'	2
3. Community Bldg/Facility	50'	50'	35'	35'	35'	15'	15'	2
R-6: RESIDENTIAL								
1. General	50'	35'	25'	25'	25'	7.5'	25'	2
2. Duplex ⁴	50'	35'	25'	25'	25'	7.5'	25'	2
3. Community Bldg/Facility	50'	50'	35'	35'	35'	7.5'	25'	
R-25: High Density^{3,6}	50'	50'	25'	25'	25'	7.5'	25'	2
RC-5,000: RURAL COMMUNITY								
1. General	50'	35'	10'	10'	20'	5'	10'	2
2. Community Bldg/Facility	50'	50'	35'	35'	20'	5'	10'	2
RC-40,000: RURAL COMMUNITY								
1. General	50'	35'	25'	25'	25'	15'	25'	2
2. Community Bldg/Facility	50'	50'	35'	35'	25'	15'	25'	2
R-P: RESIDENTIAL WITH PLAN^{3,6}	50'	50'	35'	25'	25'	7.5'	25'	2

FOOTNOTES:

¹ Figure 3-6 provides a summary of the building and structure setback requirements for County zoning districts. Open parking area setback requirements can be found in Section 3505.13. 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.

² Subject to the requirements of the applicable building code(s).

³ Where commercial, industrial or multi-family residential sites includes more than one parcel, setback requirements along interior property lines may be reduced or eliminated if the requirements of Section 3505.13 are met.

⁴ 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.

⁵ Setbacks of 100 feet are required from both roads and trails in the Backcountry zoning district that have been identified as important winter or summer routes in an adopted master plan. Setbacks from roads and trails may be reduced by administrative review of the Planning Department if one or more of the following exists: topography or natural vegetation provides a visual separation such that any buildings or improvements on the site (driveways excepted) do not have a significant visual impact as seen from public roads

or trails; if an existing access road serves the building site; if lot dimensions preclude the ability to meet the 100 foot setback; or if reducing the setback would, based on existing site conditions (i.e., steep slopes, wetlands), avoid significant environmental impacts that would otherwise be caused by strict adherence to the setback requirement.

⁶ Variation of setbacks in the R-P and R-25 zoning districts may be allowed by the Review Authority upon submission and approval of a detailed site plan.