

SETBACK REQUIREMENTS

District	Front Setback	Rear Setback	Side Setback	Maximum Height	Maximum Lot Coverage
AGG Ag-General	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
AGT Ag-Transitional	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
AGR Ag-River Corridor	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
RCI Rural Commercial-Industrial	50' from the ROW (Right-Of-Way)	25'	15'	20' accessory structures 60'-all other structures	40%

The building setback lines shall be determined by measuring the horizontal distance from the property line to the furthest architectural projection of the existing or proposed structure **OR** Where the centerline of a road is identified, said setback shall be from the centerline of the road to a point horizontally located at the required minimum distance.

Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than 10 feet.

No accessory building shall be erected in or encroach upon the required side yard on a corner lot or the front yard of a double frontage lot. Double Frontage Lots: The required front yard shall be provided on each street.

Grain bins and agricultural structures shall meet the setbacks unless there are existing non-conforming agricultural structures with a lesser setback in which case the new structure can go no closer to the property line than the existing structure **OR** 50% of the required setback, whichever is greater.

All new non-farm residences shall locate no less than the corresponding distances provided in Section 8.09 from an LFO with more than 300 animal units located in any affected adjacent Zoning District.

Any side or rear yard in a residential district which is adjacent to any existing industrial or commercial use shall be no less than 25 feet and shall contain landscaping and planting suitable to provide effective screening.

Any yard for a commercial or industrial use which is adjacent to any residential use or district shall be increased to 40 feet and shall contain landscaping and planting suitable to provide effective screening.