

**ZONING SETBACKS, AREA AND HEIGHT REQUIREMENTS FOR
TOWNS UNDER PORTAGE COUNTY ZONING ORDINANCE**

ZONING DISTRICT	MAX HEIGHT (ft) (a)	MIN FLOOR AREA (sq ft)	MIN LOT AREA (sq ft)	MIN LOT WIDTH (ft)	MIN SIDE YARD (ft)	MIN REAR YARD (ft)	MAX ACCESSORY BLDG SPACE (sq ft)
R1 Rural & Urban Fringe	35	720 (g)	2 acres	200	25 (b)	25 (b)	2,800 (l)(m)
R2 Single Family	35	720	20,000	100	10 (b)	25 (b)	2,800 (l)(m)
R3 One and Two Family	35	720-1/1000-2	30,000	100	10 (b)	25 (b)	2,800 (l)(m)
R4 Multiple Family	35	550 (c)	20,000 (c)	100	10 (b)	25 (b)	2,800 (l)(m)
R5 Waterfront	35	720	1 acre	150 (d)	15 (b)	25 (b)	2,800 (l)(m)
A1 Exclusive Agricultural	35	720	35 acres	200	25 (b)	25 (b)	Unlimited
A2 Agricultural Transition	35	720 (g)	10 acres	200	25 (b)(f)	25 (b)(f)	Unlimited
A3 Low Density Agricultural	35	720 (g)	5 acres	200	25 (b)(f)	25 (b)(f)	Unlimited
A4 General Agricultural	35	720 (e)(g)	2 acres	200	10 (b)	25 (b)(f)	Unlimited
A20 Primary Agricultural	35	720 (g)	20 acres	200	25 (b)	25 (b)	Unlimited
RL Rural Limited	35	720	10 acres (n)	200	25 (b)	25 (b)	Unlimited
REC Recreational	35	720 (g)	20,000	100	10 (b)	25 (b)	2,800 (l)(m)
CON Conservancy	35		2 acres		25	25	
C1 Neighborhood Commercial	45	720	20,000	100	8	12	
C2 Marina	35	720	20,000 (h)	100	6 (i)	12	
C3 Commercial	45	550	20,000 (h)	100	6 (i)	12	
C4 Highway Commercial	80	550 (c)	20,000	100	8	12	
IND Industrial		550	20,000 (h)	100	6 (j)(k)	12 (k)	

- (a) Unless otherwise specified by 7.1.6.1(C).
- (b) Detached accessory structures may be 6 feet in the rear yard.
- (c) Minimum requirements may vary with the number of units.
- (d) 75 feet at ordinary high water mark (OHWM).
- (e) Less than 720 square feet may be allowed for farm dwellings.
- (f) May vary for buildings which house animals.
- (g) 720 square feet for year-round dwelling (6 months or more/calendar year), 400 square feet for seasonal dwellings (less than six months calendar year).
- (h) No minimum lot size if residence not included.
- (i) 10 feet required if abutting Residential District.
- (j) 10 feet required for residential purposes.
- (k) 25 feet required if abutting Residential District.
- (l) Total building height 20 feet maximum. Building length shall not exceed two times its width.
- (m) 3,200 sq. ft. detached garage space if lot size is 2 acres or larger.
- (n) Or as specified by Town Comprehensive Plan.

OTHER SETBACKS/HIGHWAYS		
TYPE OF ROAD	*ROW (right-of-way)	* Centerline
US Highway/State Highway	50 feet	110 feet
County	42 feet	75 feet
Town	30 feet	63 feet
*whichever is greater		
WATER: 75 feet from the ordinary high water mark (OHWM)		
BUILDING SETBACKS		
Septic tank (2 feet from a property line)	5 feet	
Drainfield (5 feet from a property line)	10 feet	
Swimming Pool	15 feet to drainfield	
Navigable Waterways	25 feet to septic tank/50 feet to Drainfield	

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