

## BUILDING SETBACK REQUIREMENTS BY ZONING DISTRICT

ZONE CATEGORY	A-1 A-P	A-2 A-3	A-R	R-H	R-L R-M R-2	R-3	C-1	C-2 *3	C-3	I-1 I-2	F-1	F-2
<b>‡Front Yard Setbacks</b>												
<b>Road centerline top number, right of way (ROW) bottom number</b>												
FEDERAL OR STATE (CLASS A&B) HIGHWAYS	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100	<u>150</u> 100
COUNTY OR TOWN ROADS (CLASS C)	<u>83</u> 50	<u>83</u> 50	<u>83</u> 50	<u>83</u> 50	<u>63</u> 30	<u>63</u> 30	<u>63</u> 30	<u>63</u> 30	<u>83</u> 50	<u>83</u> 50	<u>83</u> 50	<u>83</u> 50
ALL ROADS WITHIN SUBDIVISIONS (CLASS D)	ROW 50	ROW 50	ROW 50	ROW 50	ROW 30	ROW 30	ROW 30	ROW 30	ROW 50	ROW 50	ROW 50	ROW 50
<b>Principal structures (top number) - Accessory structures (bottom number)</b>												
SIDEYARD SETBACK	<u>20</u> 20G 50	<u>20</u> 20G 50	<u>20</u> 20G 50	<u>10</u> 5	<u>10</u> 5	<u>20</u> 10	<u>15</u> 30 RE *2	<u>0</u> 10 20 RE	<u>20</u> 50 RE	<u>25</u> 50 RE	20	20
CORNER LOT SIDEYARD SETBACK	<u>20</u> 50	<u>20</u> 20G 50	<u>20</u> 50	<u>25</u> 10	<u>25</u> 10	30	<u>15</u> 30 RE *2	<u>0</u> 10 20 RE	<u>20</u> 50 RE	SAME AS HWY	20	25
REAR YARD SETBACK	50	<u>20</u> 20G 50	<u>20</u> 50	<u>25</u> 10	<u>25</u> 5	<u>30</u> 10	<u>15</u> 30 RE *2	<u>0</u> 10 20 RE	<u>20</u> 50RE	<u>25</u> 50 RE	20	50 20
<b>Miscellaneous Setbacks</b>												
NAVIGABLE WATER	75	75	75	75	75	75	75	75	75	75	75	75
VISUAL CLEARANCE TRIANGLE	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1	SEE *1

**Staff will verify all building setbacks where the proposed structure is within 15 feet of a required minimum setback.**

**NOTES:**

‡ = Use distance set furthest back into property.

\*1 = See Section 18.22.025 of Eau Claire County Code.

\*2 = See Section 18.12.040 / 18.22 of Eau Claire County Code.

\*3 = See Section 18.13.040 of Eau Claire County Code.

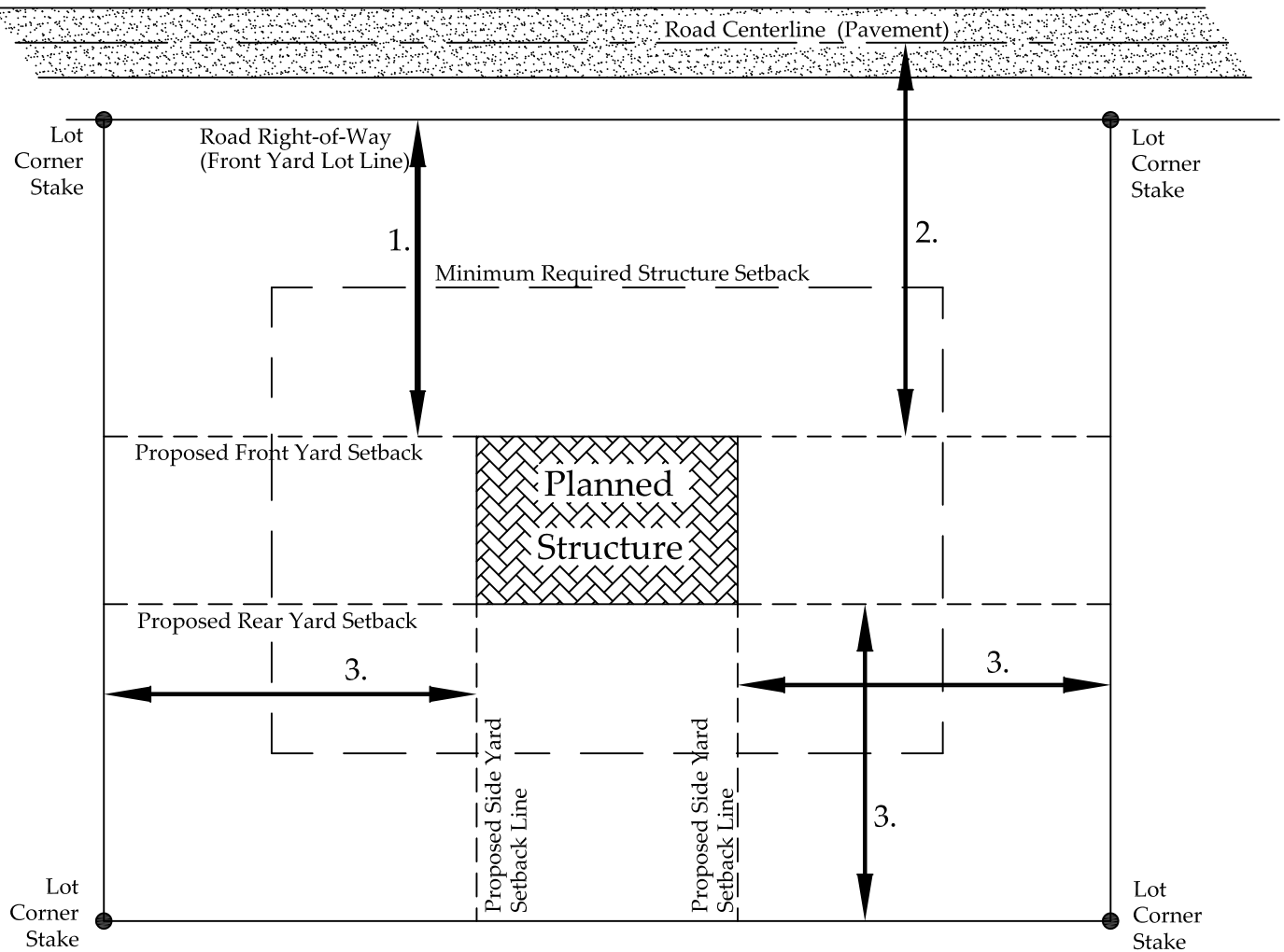
RE = When adjacent to a Residential District.

G = Private Garage.

\*If it is necessary to place a structure very close to, or at the minimum required structure setback, a surveyor may be needed to verify compliance by locating the planned structure and/or the lot corner stakes.

# SETBACKS

Road Right-of-Way



How to measure your setback from the:

- 1. Right-of-Way Line:** Find the lot corner stakes at the right-of-way/front yard lot line. To locate the right-of-way line on a straight stretch of road, stretch a string between the located lot corner stakes, and measure the proposed setback from the string to the nearest part of the proposed structure. If the lot is located on a curved portion of road you may need a surveyor to locate the right-of-way line.
- 2. Road Center Line:** Measure the width of the pavement and divide by two to determine the road center line. Measure the proposed setback from the road center line to the nearest part of the proposed structure.
- 3. Side and Rear Property Lines:** Side and rear property lines are determined by locating the lot corner stakes along the side and rear lot line and stretching a string between the lot corner stakes. Measure the proposed setback from the string to the nearest part of the proposed structure.

\*If it is necessary to place the structure very close to, or at the minimum required structure setback, a surveyor may be needed to verify compliance by locating the planned structure and/or the lot corner stakes. Planning and Development Staff will make a site inspection to verify setback distances for structures proposed near the minimum required structure setback line.