3 Standard Zoning District Intent, Uses, & Standards

130 Zoning District Distance Standards

Table 3-B, Distance Standards

	Front Yard [1]	Rear Yard	Side Yard	Maximum Building Height	From Regulated Drain
A-1, Agricultural	50'/60'/75' [2]	20'	15'	None	75'
A-2, Agricultural Conservation	50'/60'/75' [2]	20'	15'	None	75'
A-3, Agricultural Residential	40'/50/60' [2]	20'	10'	35'	75'
T-1, Town Residential	30'	15'	10'/10% [3]	35'	75'
L-1, Lake Residential	30'	20'/45' [4]	10'/10% [3]	35'	75'
MH, Manufactured Home [7]	30'	20'	20'	25'	75'
C-1, General Commercial	25'	20'	0'/20' [5]	45'	75'
C-2, Highway Commercial	50'	20'	20'	45'	75'
I-1, Industrial	50'	25'/50' [6]	25'/50' [6]	45'	75'
I-2, Heavy Industrial	50'	25'/50' [6]	25'/50' [6]	45'	75'
PUD, Planned Unit Development [7]	50'	20'	15'	35'	75'

[1] Measured from the road or street right-of-way; On a lake, the Front Yard is the road or street side

[2] From Local Road / From Collector Road / From Arterial Road; as defined by the Marshall County 2004 Comprehensive Plan, Thoroughfare Plan Map

[3] 10' or 10% of the lot width, whichever is less with a minimum setback of 5 feet.

[4] If lot has no lake frontage / If lot has lake frontage; From the high water mark

[5] When adjoining property is in a C-1 District and in a downtown area/ When adjoining property is in other than a C-1 District

[6] When adjoining property is in either an I-1 or I-2 District / When adjoining property is in other than an I-1 or I-2 District

[7] From the boundary of the PUD or Manufactured Home Community. Additional interior setbacks apply