

BUILDING SETBACK REQUIREMENTS BY ZONING DISTRICT

‡Front Yard Setbacks-Road centerline top number, right of way (ROW) bottom number

ZONE CATEGORY	AC-R	A-1 A-P	A-2 A-3	A-R (Historical)	R-H	R-L R-1 R-2	R-3	C-1	C-2	C-3	I-L	I-H	F-1	F-2
FEDERAL OR STATE HIGHWAY (Class A not divided)	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50	<u>110</u> 50
FEDERAL OR STATE HIGHWAY (Class A divided)	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50
COUNTY OR TOWN ROADS (Class B)	<u>83</u> 50	<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	<u>83</u> 50
LOCAL ROADS & ROADS WITHIN SUBDIVISIONS (Class C)	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50	ROW 30	ROW 30	ROW 30	ROW 30	ROW 50	ROW 50	ROW 50	ROW 50	ROW 50

Principal structures (top number) - Accessory structures (bottom number)

ZONE CATEGORY	AC-R	A-1 A-P	A-2 A-3	A-R (Historical)	R-H	R-L R-1 R-2	R-3	C-1	C-2	C-3	I-L	I-H	F-1	F-2
SIDEYARD SETBACK	<u>50</u> 20	<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	15 30RE	<u>0</u> Shared Wall <u>15</u> 30RE	50RE <u>20</u> 20	<u>25</u> 20	50RE <u>25</u> 20	20	20
CORNER LOT SIDEYARD SETBACK	X	X	X	X	<u>25</u> 10	<u>25</u> 10	30	15 30RE	<u>0</u> Shared Wall <u>15</u> 30RE	50RE <u>20</u> 20	X	X	20	25
REAR YARD SETBACK	50	50	<u>20</u> 20G 50	<u>20</u> 50	<u>25</u> 10	<u>25</u> 5	<u>30</u> 10	15 30RE	<u>0</u> Shared Wall <u>15</u> 30RE	50RE <u>20</u> 20	<u>25</u> 20	50RE <u>25</u> 20	20	50

Miscellaneous Setbacks

ZONE CATEGORY	AC-R	A-1 A-P	A-2 A-3	A-R (Historical)	R-H	R-L R-1 R-2	R-3	C-1	C-2	C-3	I-L	I-H	F-1	F-2
NAVIGABLE WATER	75	75	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	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 18.71.050 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.