

## Jefferson County Building Requirements By Zone District

			Setback Requirements: (Measured From Property Lines)								
Zone <small>Please see Zoning Resolution for CD - Corridor District and for more details</small>	Minimum Lot Size	Maximum Height	Front		Side				Minimum Between Buildings	Rear	Corners
			Local Street	Major Arterial	Boundary	Local Street	Major Arterial	Combined			
R-1 (Dwelling)	12500 sq.ft.	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1 (Private Garage)	12500 sq.ft.	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1 (Accessory Buildings For Animals)	12500 sq.ft.	35 ft.	100 ft.	na	15 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1 (All Other Accessory Buildings)	12500 sq.ft.	35 ft.	50 ft.	na	15 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1A (Dwelling)	9000 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	20 ft.	C.V.T. Applies
R-1A (Private Garage)	9000 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-1A (Accessory Buildings)	9000 sq.ft.	35 ft.	50 ft.	na	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-1B (Dwelling)	7500 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-1B (Private Garage)	7500 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1B (Accessory Buildings)	7500 sq.ft.	35 ft.	50 ft.	na	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-1C (Dwelling)	4500 sq.ft.	30 ft.	12 ft.	18 ft.	5 ft.	15 ft.	20 ft.	na	na	10 ft.	C.V.T. Applies
R-1C (Private Garage)	4500 sq.ft.	30 ft.	20 ft.	30 ft.	5 ft.	15 ft.	20 ft.	na	na	3 ft.	C.V.T. Applies
R-1C (Accessory Buildings)	4500 sq.ft.	30 ft.	30 ft.	na	5 ft.	15 ft.	20 ft.	na	na	3 ft.	C.V.T. Applies
R-2 (One-Family Dwelling)	9000 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-2 (Two-Family Dwelling)	12500 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-2 (Private Garage)	9000 sq.ft.	35 ft.	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-2 (Accessory Buildings)	9000 sq.ft.	35 ft.	50 ft.	na	5 ft.	20 ft.	30 ft.	15 ft.	15 ft.	5 ft.	C.V.T. Applies
R-3 (One-Family Dwelling)	7500 sq.ft.	none	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-3 (Two-Family Dwelling)	9000 sq.ft.	none	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-3 (Multi-Family Dwelling)	12500 sq.ft.	none	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	10 ft.	C.V.T. Applies
R-3 (Private Garage)	7500 sq.ft.	none	20 ft.	30 ft.	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-3 (Accessory Buildings)	7500 sq.ft.	none	50 ft.	na	5 ft.	20 ft.	30 ft.	na	na	5 ft.	C.V.T. Applies
R-3A (Any Building)	12500 sq.ft.	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-3A (Two-Family Dwelling)	5000 sq.ft./family	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-3A (Multi-Family Dwelling)	3000 sq.ft./family	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-3A (Private Garage)	12500 sq.ft.	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-3A (Accessory Buildings)	12500 sq.ft.	35 ft.	50 ft.	na	15 ft.	20 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
R-4 (Multi-Family)	1 acre minimum 200 ft. wide	none	40 ft.	40 ft.	30 ft.	30 ft.	30 ft.	na	na	30 ft.	C.V.T. Applies
R-T (Residential Trailer)	site dependent	25 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
R-T (Accessory Buildings)	site dependent	25 ft.	100 ft	100 ft	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
A-1 (Dwelling)	5 acres	35 ft.	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	na	na	50 ft.	C.V.T. Applies
A-1 (Private Garage)	5 acres	35 ft.	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	na	na	50 ft.	C.V.T. Applies

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			Setback Requirements: (Measured From Property Lines)								
	Minimum Lot Size	Maximum Height	Front		Side						
Zone <small>Please see Zoning Resolution for CD - Corridor District and for more details</small>			Local Street	Major Arterial	Boundary	Local Street	Major Arterial	Combined	Minimum Between Buildings	Rear	Corners
A-1 (Accessory Buildings For Livestock)	5 acres	35 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	na	na	50 ft.	C.V.T. Applies
A-1 (Bldgs. For Poultry, Dogs, Cats, Fur Farm)	5 acres	35 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	na	na	50 ft.	C.V.T. Applies
A-1 (All Other Accessory Buildings)	5 acres	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
A-2 (Dwelling)	10 acres	35 ft.	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	na	na	50 ft.	C.V.T. Applies
A-2 (Private Garage)	10 acres	35 ft.	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	na	na	50 ft.	C.V.T. Applies
A-2 (Accessory Buildings For Livestock)	10 acres	35 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	na	na	50 ft.	C.V.T. Applies
A-2 (Bldgs. For Poultry, Dogs, Cats, Fur Farm)	10 acres	35 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	na	na	50 ft.	C.V.T. Applies
A-2 (All Other Accessory Buildings)	10 acres	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
RC-1	1 acre	35 ft.	50 ft.	50 ft.	20 ft.	20 ft.	20 ft.	na	na	20 ft.	C.V.T. Applies
R-C	refer to C-1 regs.										
C-1 (Commercial Uses)											
Convenience Level	1 acre minimum	35 ft.	50 ft.	50 ft.	20 ft.	20 ft.	20 ft.	na	na	20 ft.	C.V.T. Applies
Neighborhood Level	6 acre minimum	46 ft.	50 ft.	50 ft.	20 ft.	20 ft.	20 ft.	na	na	20 ft.	C.V.T. Applies
Community Level	10 acre minimum	60 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
Regional Level	30 acre minimum	80 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
C-2	none	50 ft.	50 ft.	50 ft.	20 ft.	20 ft.	20 ft.	na	na	20 ft.	C.V.T. Applies
I-1	none	none	50 ft.	50 ft.	5 ft.	30 ft.	30 ft.	na	na	10 ft/15 ft alley center	C.V.T. Applies
I-2	none	none	50 ft.	50 ft.	5 ft.	30 ft.	30 ft.	na	na	10 ft.	C.V.T. Applies
I-3 (Offices Uses)	none	46 ft.	50 ft.	50 ft.	20 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
I-3 (All Other Uses)	none	none	50 ft.	50 ft.	5 ft.	30 ft.	30 ft.	na	na	10 ft/15 ft alley center	C.V.T. Applies
I-4	none	none	50 ft.	50 ft.	5 ft.	30 ft.	30 ft.	na	na	10 ft/15 ft alley center	C.V.T. Applies
MR-1 (One-Family Dwelling)	17400 sq.ft.	45 ft.	30 ft.	30 ft.	20 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-1 (Private Garages)	17400 sq.ft.	45 ft.	30 ft.	30 ft.	20 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-1 (Accessory Buildings For Animals)	17400 sq.ft.	45 ft.	100 ft.	100 ft.	20 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-1 (Accessory Buildings)	17400 sq.ft.	45 ft.	50 ft.	50 ft.	20 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-2 (One-Family Dwelling)	17400 sq.ft.	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-2 (Two-Family Dwelling)	1/2 acre (21,780 sq.ft.)	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-2 (Accessory Buildings For Animals)	1/2 acre	45 ft.	100 ft.	100 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies

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	<b>(21,780 sq.ft.)</b>										
MR-2 (Private Garages)	1/2 acre <b>(21,780 sq.ft.)</b>	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-2 (Accessory Buildings)	1/2 acre <b>(21,780 sq.ft.)</b>	45 ft.	50 ft.	50 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-3 (One-Family Dwelling)	<b>6250 sq.ft.</b>	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-3 (Two-Family Dwelling)	<b>9000 sq.ft.</b>	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-3 (Private Garages)	<b>6250 sq.ft.</b>	45 ft.	30 ft.	30 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
MR-3 (Accessory Buildings)	<b>6250 sq.ft.</b>	45 ft.	50 ft.	50 ft.	15 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
SR-5 (One-Family Dwelling)	4 acres <b>(174,240 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-5 (Private Garages)	4 acres <b>(174,240 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-5 (Accessory Buildings For Animals)	4 acres <b>(174,240 sq.ft.)</b>	35 ft.	100 ft.	100 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-5 (Accessory Buildings)	4 acres <b>(174,240 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-2 (One-Family Dwelling)	2 acres <b>(87,120 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-2 (Private Garages)	2 acres <b>(87,120 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-2 (Accessory Buildings For Animals)	2 acres <b>(87,120 sq.ft.)</b>	35 ft.	100 ft.	100 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-2 (Accessory Buildings)	2 acres <b>(87,120 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	na	na	50 ft.	C.V.T. Applies
SR-1 (One-Family Dwelling)	1 acre <b>(43,560 sq.ft.)</b>	35 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
SR-1 (Private Garages)	1 acre <b>(43,560 sq.ft.)</b>	35 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
SR-1 (Accessory Buildings For Animals)	1 acre <b>(43,560 sq.ft.)</b>	35 ft.	100 ft.	100 ft.	30 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies
SR-1 (Accessory Buildings)	1 acre <b>(43,560 sq.ft.)</b>	35 ft.	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	na	na	20 ft.	C.V.T. Applies