

**AOC, FOC, RURAL RESIDENTIAL
STRUCTURE LIMITATIONS**

19 July 2005

AOC and FOC Zoning Districts

Minimum Setback Requirements

	Parcels with less than 1 acre	Parcels with at least 1 but less than 4 acres	Parcels with at least 4 but less than 20 acres	Parcels with 20 acres and greater
From the edge of a private access easement	25 feet	25 feet	50 feet	75 feet
From the centerline of a secondary highway (if state designated scenic highway, add 50 feet on parcels of 1 acre and greater)	50 feet	50 feet	75 feet	100 feet
From the edge of a primary highway right of way with less than 5000 trips per day	25 feet	75 feet	100 feet	125 feet
From the edge of a primary highway right of way with 5000 or more trips per day	50 feet			
From all property lines (structures 150 sq. ft. or less)	10 feet 5 feet	25 feet 10 feet	50 feet 50 feet	75 feet 75 feet
From intermittent streams	0 feet	25 feet	50 feet	50 feet
From perennial streams & springs and sinkholes	100 feet	100 feet	100 feet	100 feet

Maximum Height of All Structures:

35 feet, except as otherwise provided

Rural Residential Zoning District

Minimum Setback Requirements

	Parcels with less than 15,000 sq. ft.	Parcels with 15,000 sq. ft. or more
From the edge of a private access easement	15 feet*	25 feet
From the centerline of a secondary highway	40 feet*	50 feet
From the edge of a primary highway right of way with less than 5000 trips per day	15 feet*	25 feet
From the edge of a primary highway right of way with 5000 or more trips per day	40 feet*	50 feet
From side property lines (all structures)	5 feet	10 feet
From rear property lines (structures 150 sq. ft. or less)	25 feet 5 feet	35 feet 10 feet
From intermittent streams	0 feet	25 feet
From perennial streams & springs and sinkholes	100 feet	100 feet

*add 10 feet for garages, carports, or other structures used to house vehicles

Maximum Height of All Structures:

35 ft on parcels 75 ft and wider,
25 ft on parcels narrower than 75 ft,
and as otherwise provided

Maximum Lot Coverage by All Impervious Surfaces:

30 %

Maximum Structure Size for property in a County Sewer Service Area:

The maximum heated floor area shall not exceed 2,000 sq ft or 10% of the lot area, whichever is greater