



PLANNING AND BUILDING
SETBACK CHART
Revised 9/20/2011

Minimum Required per County Zoning:

District	Height	Front Yard***	Rear Yard***	Side Yard***	Lot Size**
R-1	30 ft*	30 ft	20 ft	10 ft	9,000 Sq Ft
R-2	30 ft	20 ft	20 ft	10 ft	7,000 Sq Ft
A2.5	30 ft*	30 ft	40 ft	30 ft	2.5 acres
A20	30 ft*	30 ft	40 ft	30 ft	20 acres
C-1	45 ft	0 ft	10 ft	10 ft	n/a
C-2	45 ft	0 ft	10 ft	10 ft	n/a
C-3	45 ft	0 ft	10 ft	10 ft	n/a
M-1	45 ft	0 ft	10 ft	10 ft	n/a

Minimum setback from natural waterway 50 ft.****
 Minimum setback from Teton River 100 ft.****
 Minimum set back from irrigation canals/ditches 15 ft.****
 Minimum set back from State Highways 31, 32, 33, & Ski Hill Road 50 ft.

*60 ft. height is allowed for agricultural use only for silos, barns, and granaries.

**Lot sizes of PUDs shall be determined in accordance with Title 9 Chapter 5. Minimum lot sizes in PUDs may be smaller than listed above if central water and/or central sewer systems are provided and approved by the DEQ of the State of Idaho

***Setbacks for a detached accessory structure 200 square feet in size or less shall be a minimum of 12 feet from any property line and/or easement.

**** Setbacks are measured from the side of the channel or high water mark, whichever is greater.

Wetlands - If you are placing fill or making improvements in an area that is considered wetlands, you will need to contact the ARMY CORPS OF ENGINEERS regarding approvals under SECTION 404 OF THE CLEAN WATER ACT.

Flood Plain - If you are building in a recognized flood plain, you may be required to obtain elevation certificate(s) from a licensed professional engineer. A building permit cannot be issued until the requirements for building in a flood plain have been met.

Agriculture Exemptions - Building permits may be issued for agricultural buildings being built on property that is listed with an agricultural exemption tax status with the County Assessor's Office.