



PLANNING AND BUILDING  
SETBACK CHART  
Revised 6/9/09

Zoning Minimum Required:

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	0
C-2	45 ft	0 ft	10 ft	10 ft	0
C-3	45 ft	0 ft	10 ft	10 ft	0
M-1	45 ft	0 ft	10 ft	10 ft	0

\*\*\* Minimum setback from natural waterway 50 ft.  
 Minimum setback from Teton River 50 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.

**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.