

## SETBACKS

### Single Family Residential (SFR)

Front 25 feet  
Rear 20 feet  
Side 5 feet  
Street side of corner 15 feet  
No building shall exceed 35 feet in height.

### Canyon Meadows

Front 25 feet  
Rear 20 feet  
Side 10 feet  
Street side of corner 10 feet

### Garages

Front 25 feet  
Side 5 feet  
Street side of corner 10 feet

### Commercial Zone (C) LMC18.20.030(D)

If adjoining Residential Zone  
Front 25 feet  
Rear 25 Feet  
Corner side 25 Feet  
All other yards -0- feet  
No bldg exceed 50 feet

### General Industrial(GI) LMC 18.20.050(E)

Front 25 feet  
Plus 1' addtl for ea foot Bldg height  
If adjoining Residential Zone:  
Rear 25 feet  
Side 25 feet

### Fences

- No fences allowed in right-of-way
- 15 foot vision clearance of driveway along property line
- Not exceed six feet in height in residential & commercial zones
- Not exceed eight feet in height in industrial zones
- Vision clearance at corner where two streets intersect:
  - No plantings, fences, walls, structures, or temporary/permanent obstruction exceeding 3 feet in height.
  - Trees exceeding this height must be cleared of branches and foliage, removed to a height of eight feet above grade

### Multi Family Residential (MFR)

Front 25 feet  
Rear 20 feet  
Side 5 feet  
Street side of corner 15 feet  
16 feet between residential buildings.  
No building shall exceed 35 feet in height.

### Accessory Structures

Front 25 feet  
Rear 5 feet (3 feet if 65 feet from street)  
Side 5 feet (3 feet if 65 feet from street)  
Street side of corner 10 feet  
8 feet between structures  
16 feet between residential buildings in MFR zone  
No building shall exceed 35 feet in height.

### Limited Industrial Zone (LI) LMC 18.20.040(D)

Front 25 feet  
Plus 1' addtl for ea foot Bldg height  
If adjoining Residential Zone:  
Rear 25 feet  
Side 25 feet

### Open Land/Public Zone (OLP)

Front 20 feet  
Side 5 feet  
Street side of corner 15 feet

Stream 50 foot setback (low mark)

**ACCESSORY STRUCTURES:** Typical 5' setback from rear and side yard, in a residential zone, the side or rear yard setbacks may be reduced to 3' for a structure erected more than 65' from a street or alley, provided the structure is detached from other buildings by 5' or more and **does not exceed a height of one story** nor an area of 450 sq ft. These structures, other than garages shall be detached from other buildings by at least 8'. A garage shall be a minimum of 25' from the front property line. May not encroach on existing septic system.

**HEIGHT OF BUILDINGS**

**SFR/MFR** – No building shall exceed a height of 35 feet measured from grade.

Yard requirement for **MFR** – Distance between buildings is 16 feet or one foot for each foot of building height, whichever is greater.

**C** – No Building shall exceed a height of 50 feet

**LI/GI** – Front yard shall be a minimum of 25 feet. An additional one foot of front yard shall be required for each additional foot of building height above 50 feet

**OLP** – No building shall exceed a height of 50 feet measured from grade.

**SEPTIC SETBACKS per Linn County Environmental Health**

Septic Tank no less than 5ft from house

Leach lines no less than 10ft from house

10 feet from property lines

Test Pits:

2' wide

4' long

5' deep

Tapered to walk in at end

100' setback from all wells

43,560 sq ft – 1 acre

21,780 sq ft – ½ acre

7 ½ yards = 1 unit