

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

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.

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

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

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

Open Land/Public Zone (OLP)

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

Stream 50 foot setback (low mark)

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
- Fences shall be maintained in a condition of reasonable repair and shall not have noticeable leaning, broken supports, missing sections, or be replaced or supplemented with weeds or noxious vegetation.

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

43,560 sq ft – 1 acre

21,780 sq ft – ½ acre

Test Pits:

2' wide

4' long

5' deep

Tapered to walk in at end

100' setback from all wells

7 ½ yards = 1 unit