

MINIMUM SETBACK REQUIREMENTS:

The *minimum* required setback for any building from the center line of the road or right-of-way (R.O.W.) is as follows:

Town Road..... 63 feet from the center line or 30 feet from the R.O.W.
County Trunk 75 feet from the center line or 42 feet from the R.O.W.
State or Federal..... 110 feet from the center line or 50 feet from the R.O.W.

NOTE The greater distance from the road must be used. For example you measure your proposed garage to be 65 feet from the center line of a Town Road and 25 feet from the R.O.W. You must move your proposed garage back an additional 5 feet to be at least 30 feet from the R.O.W. The opposite can also happen, for example you measure your proposed house to be 63 feet from the center line of a town road and 35 feet from the R.O.W. You would not be able to move your house closer to the R.O.W because you are already at the minimum setback of 63 feet.

Height--No building can exceed a height of 35 feet. Garages on Single Family/Recreational zoned lands have 18' height restriction.

Floor Area-- No buildings used for residential purposes can be under 900 square feet or be under 24' wide and have a roof slope less than 3:12

Lot Area-- New lots must contain at least 20,000 square feet and a minimum average width of 100 feet

Rear Yard-- Not less than 25 feet in depth from the main building to the rear property line

Side Yards--For single family dwellings, the aggregate width of the side yards should not be less than 25 feet, and no single side yard should be less than 10 feet wide.

For lots less than 75 feet wide, the aggregate width of the side yards should be the equivalent of 4 inches for each foot of lot width and no single side yard should be less than 40% of the aggregate width. (See "Minimum Setbacks" sheet.)

All structures including decks must be built 75 feet from the ordinary high water mark of a lake, stream or river. A lesser setback may be permitted when done in accordance with Section 16-5-41 of the Columbia County Shoreland-Wetland Protection Ordinance. If building a boathouse, see handout sheet "Guidelines for Construction of Boathouses".

Other setback distances that must be considered when planning to build are:

Your **Treatment Tank** for your septic system must be at least:

5 feet from the house (all structures)
2 feet from the property line
10 feet from any underground water supply system
25 feet from a well, lake, stream, or pond

Your **Soil Absorption Area** for your septic system must be at least:

10 feet from any building
50 feet from any well, lake, stream or pond
5 feet from the property line

Your **Well** (private water systems) must be at least:

2 feet from the eaves of any building
25 feet from all treatment tanks
50 feet from the soil absorption area