

SHOSHONE COUNTY ZONING DISTRICT LIMITATIONS

ZONE	Setbacks				Min. Lot Frontage	Min. Lot Depth	Min. Lot Area	Maximum Height*	Max. Lot Coverage
	F	R	S	SS					
Natural Resource (NR)	25'	10'	5'	10'			7700 sq. ft.		
Suburban Residential (SR)	25'	10'	5'	10'			2 Acres	35'	
Single Family Residential (R-O)	25'	10'	5'	10'			7700 sq. ft.	35'	
Residential (R-1)	25'	10'	5'	10'	70'	110'	7700 sq. ft.	35'	
Multi-Family Residential (R-2)	25'	10'	5'	10'	70'SF / 90'MF		7700 sq. ft.	45'	35%
Neighborhood Business (C-1)	0	5'	0	10'					
Service Business (C-2)	40'	0	0	10'					
General Commercial (GC)	40'	0	0	10'					
Rural Commercial (RC)	40'	0	0	10'					
Light Manufacturing (M-1)	40'	0	0	10'				No Limit	
Heavy Manufacturing (M-2)	40'	0	0	10'				No Limit	
Extractive Manufacturing (M-3)	40'	0	0	10'				No Limit	
Landing Field (LF)	0	0	0	0				35'	

Effective 1/22

* Determined from lowest ground elevation adjacent to structure.

Front and Side Street Setbacks are from property lines, which are not necessarily the edge of the roadway. Property lines begin where the street right of way ends. Check with the Public Works Department for clarification on the road right of way for your particular street or road.