

## TOWN OF LIMA LOT LINE SETBACKS REQUIRED BY TOWN ORDINANCE

<u>Zoning District</u>	<u>Side Lot Line Setback</u> (Minimum)	<u>Rear Lot Line Setback</u> (Minimum)
<b>A-1 and A-3</b> Dwelling	20'	100'
Other Structure (no animals housed)	20'	100'
Other Structure (animals housed)	100'	100'
<b>A-2 and A-5</b> Dwelling	20'	25'
Other Structure (less than one animal unit housed)	25'	25'
Other Structure (more than one animal unit housed) – & if no neighboring residence is within 250 ft of side/rear lot lines	100'	100'
<b>A-4</b> All Structures	50'	50'
<b>A-PR</b> All Structures (less than one animal unit housed)	25'	25'
All Structures (more than one animal unit housed)	100'	100'
<b>A-T</b> Dwelling	20'	25'
Other Structure (less than one animal unit housed)	25'	25'
Other Structure (more than one animal unit housed)	100'	100'

<u>Zoning District</u>	<u>Side Lot Line Setback (Minimum)</u>	<u>Rear Lot Line Setback (Minimum)</u>
<b>R-1, R-2, R-3</b> Dwelling or Accessory Bldg. (Built on concrete pad)	15'	25'
Small Shed (No concrete pad)	10'	10'
<b>B-1 and B-2</b> All Structures	30'	30'
<b>M-1 and M-2</b> All Structures	30' 50' if abutting residential district	30' 50' if abutting residential district

## **HIGHWAY SETBACK DISTANCES**

### **For All Zoning Districts**

Setback distance = minimum distance from centerline

**Class A Highways (State Trunk Highways):** setback distance 75 feet except in platted subdivisions where the setback distance shall be 50 feet from the right-of-way lines or 110 feet from the centerline whichever is great, as shown on the recorded plat

**Class B Highways (County Trunk Highways):** setback distance 75 feet

**Class C Highways (Town Roads):** setback distance 60 feet except in platted subdivisions where the setback distance shall be 30 feet from the right-of-way lines, as shown on the recorded plat