

Jefferson
COUNTY
BUILDING DEPARTMENT

Layout Inspection – Building site must be staked to meet the required setbacks for the existing zone.

Setbacks:

➤ **All Residential Zones: (R1 & R5)**

- **Lot size \geq 1 acre** – 80' from the centerline of the road, 10' from the side property lines, 10' from the rear property line, and 100' from the center point of any cul-de-sacs.
- **Lot size $<$ 1 acre & \geq $\frac{3}{4}$ acre** – 75' from the centerline of the road, 10' from the side property lines, 10' from the rear property line, and 80' from the center point of any cul-de-sacs.
- **Lot size $<$ $\frac{3}{4}$ acre** – 65' from the centerline of the road, 10' from the side property lines, 10' from the rear property line, and 65' from the center point of any cul-de-sacs.

➤ **All Agricultural Zones:**

- **Ag10, Ag20, Ag40** – 80' from the centerline of the road, 10' from the side property lines, and 25' from the rear property line.

➤ **All Commercial Zones:**

- **C1 & C2** – 80' from the centerline of the road, 90' from the centerline of the road if the road is a major or minor arterial, 0' from the side property lines, and 15' from the rear property line.

➤ **All Industrial Zones:**

- **LI & HI** – 80' from the centerline of the road, 90' from the centerline of the road if the road is a major or minor arterial, and 15' from the rear property line, 100' from the rear property line if the property is adjacent to a Residential Zone.

➤ **Setbacks from all canals:**

- 60' from the high watermark (i.e., the bank closest to the building site)

➤ **Setbacks from all levy canals and rivers:**

- 80' from the high watermark (i.e., the bank closest to the building site)