

# Setbacks for Property Development in Jackson County

- Zoned Township Principal Structures**

|                       |   |   |  |                      |   |
|-----------------------|---|---|--|----------------------|---|
| <b>R-1 &amp; B-1:</b> | Side 10 feet<br>Rear 20 feet                              | <b>B-2:</b>   | Side 20 feet<br>Rear 40 feet                                 | <b>R-2 &amp; R-3</b> | Side & Rear 25 feet<br>(20 acres +) Side & Rear 50 feet |
| <b>R-6:</b>           | Side 40 feet<br>Rear 40 feet                              | <b>(Animal confinement area 200 feet from any adjacent dwelling unit)</b> |  | <b>R-4:</b>          | Rear 25 feet<br>(20 acres +) Side & Rear 50 feet        |
| <b>A-1:</b>           | Side 40 feet<br>Rear 40 feet<br>Street 25 feet additional | <b>A-2:</b>   | Side 40 feet<br>Rear 40 feet<br>Street 25 feet additional    |                      |   |
| <b>M-1:</b>           | Side 40 feet<br>Rear 40 feet<br>Street 30 feet additional | <b>M-2:</b>   | Side 100 feet<br>Rear 100 feet<br>Street 100 feet additional | <b>M-4:</b>          | Side 1000 feet<br>Rear 1000 feet                        |

- Sanitary**

|                                     |            |         |       |            |         |
|-------------------------------------|------------|---------|-------|------------|---------|
| Property Line:                      | Tank       | 2 feet  | Well: | Tank       | 25 feet |
|                                     | Drainfield | 5 feet  |       | Drainfield | 50 feet |
| Structure:                          | Tank       | 5 feet  | OHWM: | Tank       | 25 feet |
|                                     | Drainfield | 10 feet |       | Drainfield | 50 feet |
| Mound & At-Grade:                   | 15 feet    |         |       |            |         |
| Undisturbed area downslope from toe |            |         |       |            |         |

- Roadway**

|                                     |  |
|-------------------------------------|--|
| Class A State and Federal Highways: | 110 feet from centerline or 50 feet from right-of-way, whichever is greater. |
| Class B County Highways:            | 75 feet from centerline or 42 feet from right-of-way, whichever is greater.  |
| Class C Township Highways:          | 63 feet from centerline or 30 feet from right-of-way, whichever is greater.  |

- Accessory Structures (Personal use)**

|                 |             |         |                 |             |         |
|-----------------|-------------|---------|-----------------|-------------|---------|
| Under 1.5 acres | Side & Rear | 5 feet  | 5 to 20.0 acres | Side & Rear | 25 feet |
| 1.5 to 5 acres  | Side & Rear | 10 feet | 20+ acres       | Side & Rear | 50 feet |

- Agricultural Structures**

|             |         |   |          |
|-------------|---------|---|----------|
| Side & Rear | 40 feet | Barnyard/Feedlots from navigable waters | 300 feet |
|-------------|---------|---|----------|

- Ordinary High Water Mark**

Any part of a structure or accessory structure:

|      |          |   |
|------|----------|---|
| OHWM | 75 feet  | River, creek & stream   |
| OHWM | 100 feet | Black River from St Hwy 54 Bridge to county line or 25 feet landward from bluffline, whichever is greater |

Jurisdiction Area:  
 300 feet from the OHWM of any river or stream  
 1000 feet from the OHWM of any lake or flowage