

Other permitted and conditional uses	1 ac. or as CUP	n/a	2 ac. or as CUP	3 ac. or as CUP	10,000 sf or as CUP	See Article VII, Sec. 107-136(f)(2)	Per CUP	1 ac. or as CUP	1 ac. or as CUP	1 ac. or as CUP	None or as CUP
Minimum lot width	150 ft.	n/a	150 ft.	150 ft.	See Art. VII, Sec. 107-136	50 ft.	80 ft.	150 ft.	150 ft.	150 ft.	150 ft.
Minimum setbacks for principal structures											
Front yard	50 ft.	50 ft.	50 ft.	50 ft.	25 ft. ²	None	25 ft.	25 ft.	25 ft.	25 ft.	50 ft. 25 ft. ³
Side yard	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. ⁴	10 ft. ⁴	None ⁴	10 ft.
Corner side yard	50 ft.	50 ft.	50 ft.	50 ft.	15 ft.	15 ft.	15 ft.	25 ft.	25 ft.	25 ft.	50 ft. 25 ft. ³
Rear yard	50 ft.	50 ft.	50 ft.	50 ft.	35 ft.	20 ft.	35 ft.	25 ft. ⁴	25 ft. ⁴	None ⁴	50 ft. 25 ft. ³
Maximum height for principal structures except ag buildings, utilities & towers											
	45ft.	35ft.	35ft.	35ft.	35 ft.	35 ft. or as CUP	35ft. ⁵	35ft.	35ft.	45ft.	35 ft.

¹ For areas within the subwatershed of the Cedar or Wapsipinicon rivers, the minimum lot size shall be ten acres.
² Front yard setbacks are measured from the road right-of-way line. On blocks where at least fifty percent (50%) of the existing buildings have a shorter setback, the front yard setback shall fall within the range established by those buildings.
³ Single family dwelling meeting MLS & LESA as part of a development application
⁴ Increased setback may be required to meet buffer requirements
⁵ Maximum height for principal structure 45 ft. in USR-MF zoning district.

Tips for Locating Property Pins

- **Look for property pins**

If your property is a platted lot, there should be property pins located at all corners of your property. Property pins are typically 30" long pieces of ½" – 5/8" rebar that are driven into the ground. They are capped with a colored plastic cap that has the name of the surveyor on them. The top of the cap should be at ground level; however, over time they may get pushed underground. If this happens, you can locate your pins by digging for them or using a metal detector in the area that you think they are possibly located. Surveyors may also place a metal T-bar post at the property pin location.

- **Ask your neighbor**

Your neighbor may be knowledgeable about the property lines that you share. If they know the location of any of their other property lines, you can also use the dimensions from the plat maps to measure the approximate locations of your own property lines.

- **Use existing fence lines**

Often times existing fence lines are located along property lines. If you are unsure of the property line location, using an existing fence line is a good indicator of where an existing property line may be located. If you own a platted lot, the fence line can also be a guide to where you may find a property pin. **DO NOT RELY SOLELY ON THIS METHOD** as it is only a guide and is not considered an accurate method to determine property line.

- **Obtain a map of your property**

Copies of plat maps can be obtained from the Auditor's Office. The maps will show property lines as well as road right-of-way (ROW). The traveled portion of the road along with any shoulders and ditches are all included within the ROW. Your property line should not be measured from the edge of the road; it should be measured from the edge of the ROW.

- **Measure from centerline of road**

The ROW for most county roads is 66'; however, refer to the copy of your plat map for the width of the ROW fronting your particular property. The road is generally located in the center of the ROW, so you can use it as a guide to find your front property line and possible location of your property pins. **DO NOT RELY SOLELY ON THIS METHOD** as it is only a guide and is not considered an accurate method to determine property line.

- **Contact a surveyor**

A surveyor can be helpful in determining the location of your property lines. Although a surveyor can be more costly than other methods, they provide you with an accurate location of your property lines. The corners will get marked with pins so you will know your property lines for future use.