

DELAWARE COUNTY CONSTRUCTION STANDARDS

ZONES	LOT WIDTH	LOT AREA	FRONT SETBACK	SIDE SETBACK	CORNER LOT SIDE SETBACK	REAR SETBACK	HEIGHT MAX	FLOOR AREA	LOT COVERAGE
F	150'	30000	50'	25'	50'	50'	45'	950	N/A
R-1	100'	20000	30'	10'	30'	35'	30'	864	35%
R-2 ¹	80'	12000	30'	8'	30'	30'	30'	768	35%
R-31	60'	7500	25'	6'	25'	30'	30'	720	40%
R-41	50'	6250	25'	6'	25'	30'	30'	720	40%
R-51 1 unit	50'	6600	25'	5'	25'	30'	30'	720	50%
R-51 2 unit	75'	7500	25'	5'	25'	30'	45'	600	50%
R-51 3+units ²	100'	10000	25'	5'	25'	30'	45'	400	50%
R-6 ³	28'	2380	15'	5'	25'	20'	30'	N/A	50%
BP	N/A	N/A	25'	6'	25'	30'	30'	N/A	N/A
CB	N/A	N/A	MEAN	NONE	MEAN	NONE	NONE	N/A	N/A
BL	N/A	N/A	25'	5'	25'	25'	35'	N/A	N/A
BC	N/A	N/A	25'	NONE ⁴	25'	25'	45'	N/A	N/A
BV	N/A	N/A	25'	NONE ⁴	25'	25'	45'	N/A	N/A
MT	N/A	10 A	50'	NONE ⁴	50'	50'	NONE	N/A	N/A

Construction Standards for Industrial Zones – IL, II, IP⁵

STREET (FRONT) SETBACKS BY ROAD TYPE: 120' from any interstate; 100' from any major road or county highway; 85' from any secondary highway; 65' from others

FRONT SETBACK ACROSS FROM A DWELLING OR ANY RESIDENCE ZONE: 100'

SIDE SETBACK ABUTTING A DWELLING OR A BUSINESS ZONE: 50'

REAR SETBACK: 30' except when abutting a RR, then 5'

GENERAL SETBACK: No building or structure closer than 100' to any dwelling

HEIGHT: 25' when adjacent to any Residence or Business Zone

¹ Whenever public sewer and water facilities are unavailable, lot width is 100' and lot area is 20000, subject to increases per Board of Health requirements for septic systems.

² R-5 standards for over 4 units are more completely set forth in the ordinance.

³ The R-6 zone standards are more completely set forth in the ordinance. There are no R-6 zones.

⁴ There is a 50' distance requirement between a commercial building and dwelling in an R zone.

⁵ The IP zone may have plat restrictions which set forth specific standards; absent plat restrictions, the general industrial standards apply.

Notes: Lot area requirements apply to platted lots or lawful nonconforming parcels. Any other division of property is governed by Subdivision Ordinance with a 5 acre minimum. (Exception: 1-5 acres when approved by the County Zoning Administrator) All uses located within 660' of a major road, except 1 & 2 family dwellings and farm uses are also subject to development standards set forth in Article XXX, Section 5 of the Delaware County Comprehensive Zoning Ordinance.

Accessory building in rear yard, totally behind rear wall of house, have 3' setbacks and 17' height limit; any other location requires same setbacks as house as shown above. No building may extend into an easement.