

140 Zoning District Distance Standards

Table 3-B, Distance Standards

	FRONT YARD ¹	REAR YARD	SIDE YARD	MAXIMUM BUILDING HEIGHT	FROM REGULATED DRAIN
POS, PARKS & OPEN SPACE	25'/40'/50' ²	20'	15'	None	75'
R-1, RURAL RESIDENTIAL	50'/60'/75' ²	20'	15'	None	75'
R-2, SUBURBAN RESIDENTIAL	40'/50'/60' ²	20'	10'	35'	75'
R-3, TRADITIONAL RESIDENTIAL	20'	15'	10'/10% ³	35'	75'
R-4, MULTI-FAMILY RESIDENTIAL	30'	20'	10'/10% ³	35'	75'
MH, MANUFACTURED HOME ⁶	30'	20'	20'	25'	75'
C-1, GENERAL COMMERCIAL	30'	20'	20'	45'	75'
C-2, DOWNTOWN COMMERCIAL	0'	10'	0'/20' ⁴	45'	75'
C-3, CORRIDOR COMMERCIAL	30'	20'	20'	45'	75'
I, INDUSTRIAL	50'	25'/50' ⁵	25'/50' ⁵	45'	75'
BP, BUSINESS PARK	30'	20'	20'	45'	75'
PUD, PLANNED UNIT DEVELOPMENT ⁶	50'	20'	15'	35'	75'

¹ Measured from the road or street right-of-way

² From Local Street / From Collector Street / From Arterial Street; as defined by the City of Plymouth 2004 Comprehensive Plan, Thoroughfare Plan Map

³ 10' or 10% of the total lot width, whichever is less

⁴ When adjoining property is in a C-2 District / When adjoining property is in other than a C-2 District

⁵ When adjoining property is in an I District / When adjoining property is in other than an I District

⁶ From the boundary of the PUD or Manufactured Home Community. Additional interior setbacks apply

A. Setback Requirements

- 1. Height Modification**
 Church Spires, belfries, and domes, silos, water towers, and television and radio towers for personal use may be erected above the height limits specified in this section.
- 2. Visual Setback on Corner Lots**
 A visual setback shall be provided for all lots located at road right-of-way intersections in all zoning districts.