

Iron County Setback Requirements

Minimum setbacks for Habitable Structures:

1. 75 feet from the ordinary high water mark of any navigable water (i.e. lake, flowage or river).
2. 10 feet from the side lot line (40 feet of total side lot is required in the shoreland area; i.e. if you have 10 feet on one side you need 30 feet on the other)
3. 63 feet from the centerline of a town road or 30 feet beyond the right of way (whichever is greater).
4. 75 feet from the centerline of a county highway or 42 feet beyond the right of way (whichever is greater).
5. 110 feet from the centerline of a state highway or 50 feet beyond the right of way (whichever is greater).

*Accessory Structures are required to be 5 feet from the lot line except for the shoreland area where they are required to be 10 feet from the lot line.

Septic and Holding Tanks must be a minimum of:

1. 25 feet from a well.
2. 25 feet from any navigable water.
3. 5 feet from a building.
4. 2 feet from the side lot line.

Soil Absorption Area of a Septic System must be a minimum of:

1. 15 feet from a habitable structure.
2. 10 feet from an uninhabitable slab building.
3. 5 feet from side lot line.
4. 50 feet from a well or navigable water.
5. 20 feet from crest of a 25% or greater slope.

Boathouse: Minimum of 6 feet from the ordinary high water mark and no larger than 240 sq. ft.

Please contact the Iron County Zoning Office prior to any filling, grading or excavating.

Iron County Comprehensive Planning and Zoning Department

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