

Clear Creek County Zoning Setback Matrix*

Section 2 Residential Districts (PDF)	MR-1	30' from all property lines	MR-5	30' from all property lines	MR-LT	30' from all property lines	R-1	20' front 15' sides/rear	R-2	20' front 15' sides/rear	R-3	20' front 15' sides/rear
Section 3 Mobile Home District (PDF)	MH (in MH Park)	20' from all other homes	30' front setback			15' side & rear setback	30' from any street	MH-1 or MH-2 lots			30' front setback	10' side setback & 25' from any street
Section 4 Agricultural District (PDF)	AG	30' from all property lines										
Section 5 Commercial District (PDF)	C-N	30' from all property lines	C-RO	20' front setback	10' side setback & 20' from any side street	10' rear setback & 15' from center of alley	C-TR	20' front 15' sides/rear	10' side setback & 20' from any side street	10' rear setback & 15' from center of alley		
Section 6 Industrial District (PDF)	I	30' from all property lines										
Section 7 Mining District (PDF)	M-1	No setback requirement for bonafide mining operations			M-1	For residential purpose, refer to MR-1			M-2	No setback requirement for bonafide mining operations		
Section 9 Planned Development (PDF)	PD	Site Specific as determined by an Approved Official Development Plan										
Section 10 Development Standards (PDF)	Applicable to all Zoning Designations											
Section 12 Special Use Permits	Applicable to all Special Use Permits, Setback requirements can be found under the associated zoning designation											
Section 13 Variances	Variances are a process to petition the County for relief from the strict adherence to setbacks, use, or height restrictions											
Section 22 Obsolete Districts	R-C	Residential Commercial	30' front setback	0' side setback if fireproof & 5' if otherwise. 30' setback to any sidestreet	10' rear setback & 15' from center of alley	C-1 & C-2	Commercial District	20' front setback & 25' for fuel pumps	10' side setback & 20' to any sidestreet/25' for fuel pumps	20' setback to	10' rear setback & 15' from center of alley	

*Subject to the general provisions set forth in each of the applicable Sections, Special Uses, Clear Creek County Development Standards and Best Management Practices
 This setback matrix is for quick reference only and not to be considered a substitute for Clear Creek County Zoning or Subdivision Regulations

NOTE: Some conflicting land uses require additional separation distances beyond property boundaries (i.e. dispensary - school, windfarm - scenic byway, etc.)