

Cerro Gordo County

Table of Zoning District Regulations

District	Title	Intensity of Land Use		Required Yards (in feet)			Maximum Height of Buildings		
		Minimum Lot Area	Minimum Width	Front (street)	Rear	Side	Street side-corner	Stories	Feet
A-1	Agricultural	10 acres	N/A	50	30	25	25	2 1/2	35
A-2	Agricultural	2 acres	N/A	50	50	25	25	2 1/2	35
R-1	Single Family Residential	20,000 sq ft	120 feet	50	50	25	25	2 1/2	35
R-2	Single Family Residential	12,000 sq ft	80 feet	50	30	15	25	2 1/2	35
R-3	Single Family Residential	5,000 sq ft	50 feet	30	30	6 or 10% of width up to 12	12 1/2	2 1/2	35
R-4	Multi-Family Residential	1 family - 5,000 sq ft 2 family - 5,000 sq ft/family multi-family - 3,500 sq ft/family	N/A	30	30	10	12 1/2	3	45
C-1	Local Commercial	N/A	20 feet	30	30	10	10	3	45
C-2	General Commercial	N/A	60 feet	30	30	10	10	3	45
C-3	Planned Shopping Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M-1	Light Industrial	N/A	N/A	50	30	10	10	3	45
M-2	Heavy Industrial	N/A	N/A	50	30	10	10	3 1/2	50
PAD	Planned Area Development	Residential district - 5 acres Other districts - 4 acres	N/A	by district	≤ 15': by district > 15': req. yard + 1' per foot over 15'	≤ 15': by district > 15': req. yard + 1' per foot over 15'	≤ 15': by district > 15': required yard + 1' per foot over 15'	N/A	N/A

NOTES:

This table is not meant to be all inclusive of Zoning District requirements. Refer to ordinance text for additional requirements, regulations, and limitations. In all districts, the requirements of Article 6 apply.

The C-3 and PAD districts have flexible requirements. See ordinance text.