

Town of Bluff Zoning Regulations - Updated May 2024

ZONE/ DISTRICT	ALLOWED USES	MIN. LOT SIZE	MAX DENSITY	SETBACKS	MAX BUILDING HEIGHT
Agricultural A-1	Open space, green space, public parks, public lands, cemeteries, and public restrooms	N/A	N/A	15' front 15' rear 15' side	15 feet
Agricultural A-2	All uses in A-1 plus agriculture, silviculture, ranching, farming, including the raising of domestic animals, the growing of crops, orchards, or forage, and agriculture structures; single-family dwellings; accessory dwelling units; accessory structures.	3 acres	2 units per 3 acres	30' front 15' rear 15' side	35 feet
Agricultural A-3	All A-2 uses plus campgrounds, RV parks, and recreation facilities.	½ acre	4 per acre	50' front 15' rear 15' side	35 feet
Commercial C-1	automotive repair (light); motor vehicle fuel dispensing; retail sales (no outside storage); trading posts; galleries; offices or professional services; day-care facilities; libraries; mortuary or funeral homes; public buildings or governmental services buildings (police, fire, emergency medical services, etc.), parks; places of worship; public utility facilities; restaurants; residential dwellings; or ADUs	½ acre	N/A	50' front 15' rear 15' side	35 feet
Commercial C-2	All C-1 plus group homes or care facilities; gyms or physical fitness centers; schools or vocational training facilities; museum or public cultural facilities; rehabilitation centers; hospitals; clinics fraternal, religious, or recreational meeting facilities	½ acre	N/A	50' front 15' rear 15' side	35 feet
Commercial C-3	All C-2 plus amusement or recreational facilities; golf courses; vehicle or automotive sales; building material supply; hotels, motels, and lodging establishments; taverns; theaters; kennels or animal shelters; and veterinary offices; RV parks.	¾ acre	N/A	50' front 15' rear 15' side	35 feet
Factory- Industrial	Major automotive repair (body shops, auto painting, tire shops, repair garages (heavy); machine shops; manufacturing and assembly facilities; casting facilities; welding shops; wholesale sales; storage yards; lumber yards; wood products manufacturing; kennels; commercial food production facilities; recycling facilities; solid waste transfer stations; automobile salvage yards; towing yards; utility facilities; telecomm facilities; warehouses.	1 acre	N/A	50' front 15' rear 15' side	35 feet
Residential	Single family homes; accessory dwelling units; accessory buildings; duplexes; apartments; condominiums; parks, open space; places of worship; government and public buildings; and home occupations.	½ acre	N/A	25' front 15' rear 15' side	26 feet (18' for accessory buildings)