

**The following Table outlines the bulk requirements for the Commercial and Industrial Districts within Marshalltown.
For specific questions, please contact the Zoning Office 641-754-5756.**

All setbacks are measured from the Property Line.

District	Front Yard Setback (Feet)			Side Yard Setback (feet)	Rear Yard Setback (feet)***	Min. Commercial Lot Area	Lot Area/Dwelling Unit (Sq Ft)			Min. Avg. Lot Width (Feet)	Max. Bldg. Height	
	Along Collector Streets	Along Arterial Streets	Along Other Streets				Single Family	Two-Family	Multi-Family		Stories	Feet
NC	30	40	20	4 & 15	0**	15,000	5,000	5,000	5,000	100	2 1/2	35
CC	30	40	20	0*	0**	20,000	Not Permitted	Not Permitted	Not Permitted	100	2 1/2	35
CBD	0	0	0	0 Except Residential	0 Except Residential 25 or 20%	0	Set by Board Approval	Set by Board Approval	Set by Board Approval	0	9	None
OP	30	40	20	0*	0**	20,000	Not Permitted	Not Permitted	Not Permitted	100	6	None
PC	50 where no frontage required 130-150 where frontage road will be required			30	30	60,000	Not Permitted	Not Permitted	Not Permitted	200	None	None
GC	30	40	20	0*	0**	20,000	Not Permitted	Not Permitted	Not Permitted	100	3	45
RC	30	40	30	0 or 35 if across from Residential	0 or 35 if adjacent to Residential	3 ac.	Not Permitted	Not Permitted	Not Permitted	None	2 1/2	40
M-1	0 unless across from "R" District or NC District then see District Setback			4 & 15 (Dwellings) 0*	25 or 20% (Dwellings) 0*	None	5,000 if Permitted	2,500 if Permitted	2,000 if Permitted	50 (dwellings)	4	50
M-2	0 unless across from "R" District or NC District then see District Setback			0**	0**	None	Not Permitted	Not Permitted	Not Permitted	None	4	50

NC: Neighborhood Commercial District

CC: Community Commercial District

CBD: Central Business District

OP: Office Park District

PC: Planned Commercial District

General Commercial District

RC: Regional Commercial District

M-1: Light Industrial District

M-2: Heavy Industrial District

* If adjacent to residential district minimum setback is 8 feet

** If adjacent to residential district minimum setback is 15 feet

*** Rear yard setbacks are the number indicated or 20% of lot depth, whichever measurement is less.

Corner lots: The setback from the side street line shall not be less than half (1/2) the front yard depth.

This summary is provided for general information to applicants. It is not intended to address every district requirement. Please refer to the zoning ordinance for the complete regulations.