

## **14-400-01-A. LOT AND BUILDING STANDARDS**

### **1. GENERAL**

The lot and building standards of the base zoning district apply to accessory structures unless otherwise expressly stated. This provision shall include the use durable building materials and not canvas, plastic, and similar materials.

### **2. INTERIOR SETBACKS**

In the R-A district, detached accessory buildings must be set back at least 35 feet from all interior lot lines. In all other R districts, detached accessory buildings must be set back at least 5 feet from all interior lot lines.

### **3. EXTERIOR SETBACKS**

~~No accessory building may be located closer to the street than the principal building.~~ **Accessory buildings shall be subject to the same required setback as the primary structure. For non-corner lots, accessory building shall not project past the front of the primary structure.** This provision shall not apply to accessory structures on R-A and R-1 zoned properties of over 5 acres in size, where detached accessory buildings shall be set back at least 50 feet from all exterior lot lines.

## 14-400-02 FENCES

### 14-400-02-A. GENERAL

The general regulations of this subsection apply to all fences, regardless of the zoning district in which they are located.

10. No private fence shall be installed on public property, including in the street right-of-way. Fences are subject to the intersection visibility standards of the *Public Works Manual*.

### 14-400-02-B. RESIDENTIAL ZONING DISTRICTS

The regulations of this subsection apply to all fences in R zoning districts.

1. Chain-link fences must be installed with barbs turned down.
- ~~2. Except for fencing around bona-fide agricultural activities, fences or walls in residential zoning districts may not exceed 36 inches in height when located in exterior yards. Such fences shall be at least 50% transparent and may include chain link, picket, wrought iron, and split rail fencing.~~
- ~~2. 3.~~ No fence shall exceed eight feet in height in any residential district.
3. Residential fencing locations, see Figure 400-1 below.
  - a) Interior side and rear yards - Fences or walls in interior side or rear yards shall not exceed six feet without a fence permit, or up to eight feet with a fence permit.
  - b) Front and street side yards - Except for fencing around bona-fide agricultural activities, no fence or wall located in front yard of a residence, or along a side street in front of a residence, shall exceed three feet in height. Such fence shall be at least 50% transparent and may include chain-link, picket, wrought iron, and split rail fencing. Fences or walls in street side yards not in front of a residence, shall not exceed six feet without a permit, or up to eight feet with a fence permit.

Figure 400-1 Residential fence locations

#2

#3

#4

#5