

Chapter 20.51

ACCESSORY BUILDINGS, STRUCTURES AND USES

Sections:

- 20.51.010 Generally.
- 20.51.020 Detached Accessory Building Conformance Required.
- 20.51.030 Accessory Building – Setback Dimensions.
- 20.51.040 Fencing Requirements.
- 20.51.050 Fences, Hedges, Walls – Height Requirements.
- 20.51.060 Frontage Setback – View Obstruction Prohibited.
- 20.51.070 Dwelling Groups.

20.51.010 Generally. In any R district, recreation shelters, storage shelters, covered patios, private garages, carports, and similar structures shall be permitted as accessory structures. (Ord. 765, September 2003.)

20.51.020 Detached Accessory Building -- Conformance Required. Any accessory building erected detached from the main building or, connected therewith by a breezeway or similar structure, shall be subject to the requirement for accessory buildings contained herein. An accessory building attached to the main building shall be made structurally a part of and have a common wall with the main building and shall comply in all respects with the requirements of Chapters 20.02 through 20.67 applicable to the main building. (Ord. 765, September 2003.)

20.51.030 Accessory Building – Setback Dimensions. In any R district, accessory buildings shall observe any street frontage setback dimensions required by the district in which located. In any R district, an attached covered porch, being attached to the main building on one wall and open on the other three walls, may interject into the rear setback leaving a minimum 10 foot open setback to the rear property line. Except as specified elsewhere, a detached accessory building in any R district shall not exceed fifteen feet in height, shall not occupy more than thirty percent of the required rear yard, and shall not be closer than a minimum of ten feet from any other structure to allow for the passage of emergency vehicles or within a radius of ten feet from the vertical center line of any window in a dwelling on any adjacent lot. When located within any required rear yard area, a detached accessory building shall set back a minimum of five feet from rear property lines except that a detached accessory building may be built to the rear lot line in all instances when the rear of the lot abuts an alley. (Ord. 961, September 2016; Ord. 765, September 2003.)

20.51.040 Fencing Requirements. All fences permitted by Chapters 20.02 through 20.67 shall be constructed and maintained to the approval of the building inspector. (Ord. 765, September 2003.)

20.51.050 Fences, Hedges, Walls – Design Standards Height Requirements.

Height Requirements.

1. Fences, hedges, walls or other dividing instrumentalities higher than forty-eight inches above curb shall not be permitted in any street frontage yard area unless

said fence is set back from the right-of-way ten or more feet, and then, a six foot fence is permitted; and there shall not be permitted any fence to exceed eight feet in height on any other parts of the site; provided, however, a maximum eight-foot high fence may be constructed on the non-address street side property line from the rear yard property line to the rear wall of the main structure. Where required, fences in excess of eight feet in height around recreation ball courts and similar play areas are permitted; provided all setback requirements are followed, and said fence shall be constructed of chain link fencing.

2. In the AS (Agricultural, Suburban Density) district which is not required to have sidewalks, the following additional fencing is permitted within the street frontage yard areas:
 - a. Fence not to exceed five feet in height; provided that the fence is of post-and-rail construction with the rail width not to exceed eight inches and the vertical distance between rails shall not be less than twelve inches. The horizontal distance between posts shall not be less than eight feet;
 - b. Field fences and the like to a height not to exceed ~~five~~ six feet. (Ord. 888, August 2011; Ord. 765, September 2003.)

B. Fence Location.

1. Fences constructed in any residential zoning district may be permitted at the back of the existing sidewalks within public right-of-way, upon approval by the City Engineer
2. On those lots where topographical irregularities occur, or other circumstances exist which the setback requirements above are impractical, the City Engineer may grant a variance not to exceed twenty-five percent necessitate to protect the public safety.

C. Fence Materials.

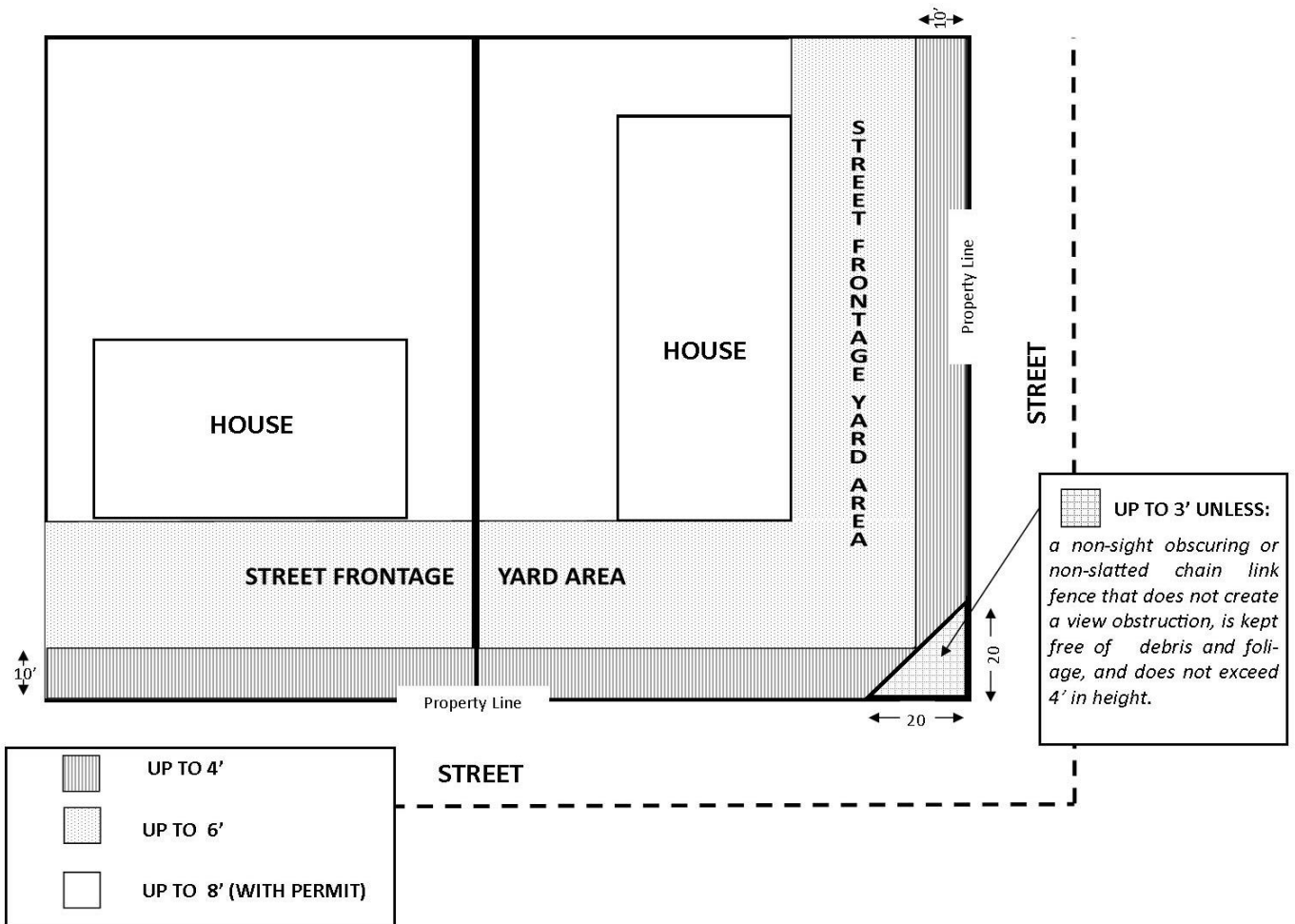
1. Fence, walls and hedges shall be constructed in such a matter as not to encroach upon the City right-of-way or adjacent sidewalks, unless permitted pursuant to Section 20.51.050(B), and shall be constructed of durable fencing materials, which may include wood, vinyl, masonry, rod iron, or similarly generally accepted fencing materials. Fences constructed of pallets plastic sheets, corrugated sheet metal, or other like materials not traditionally manufactured to use for fencing purposes shall be prohibited.
2. Barbed wire and razor wire fencing are prohibited in all Residential districts. Barbed wire is allowed in Commercial and Light Industrial districts up to three strands on top of a six-foot maximum height fence. Barbed wire may be permitted in the Agricultural Suburban zoning district on properties used for permitted animals.
3. Electrified fences are not permitted in Residential districts except as secondary means of securing property where the electrified fence is located behind an

existing fence or in Agricultural Suburban district to contain permitted farm animals. (Ord. 935, 2014; Ord. 888, 2011; Ord. 765, 2003.)

20.51.060 Frontage Setback -- View Obstruction Prohibited. In any district where street frontage setbacks are required, there shall be no wall, fence, sign, face, foliage, rock, mound, or similar view obstruction higher than thirty-six inches above curb grade, and no foliage, sign face or similar view obstruction lower than seventy-two inches above curb grade within any triangle, the two equal legs of which are formed by lines measured twenty feet from the intersection of two property lines at a street intersection; except, a non-sight obscuring or non-slatted chain link fence that does not create a view obstruction, is kept free of debris and foliage, and does not exceed forty-eight inches in height. (Ord. 935, 2014; Ord. 765, 2003.)

20.51.070 Dwelling Groups. In no case shall any separate buildings of a dwelling group be closer to any other building of the group than a distance of ten feet. For structures having a building height greater than thirty feet, the distance required between buildings on the same lot and for yards and courts shall be one foot for each three feet or portion thereof of building height. (Ord. 765, September 2003.)

20.51.065 Fence Location Diagram



(Ord. 935, 2014)