

150-7.2

ACCESSORY USE AND STRUCTURE REGULATIONS IN
NONRESIDENTIAL DISTRICTS.

- A. No accessory structure or use shall be located within any required setback or closer than five feet to any lot line. Said requirements shall not apply to retaining and decorative walls and fences, provided same do not exceed seven feet in height.
- B. Despite the forgoing, no accessory use shall be located within ten feet of a residentially zoned property.
- C. When an accessory structure is attached to the principal building it shall comply in all respects with the requirements of this ordinance applicable to the principal building including lot coverage.
- D. No portion of an accessory structure shall be used for a dwelling unit.
- E. The height of the accessory structure shall not exceed two stories or 20 feet.

150-7.3

FENCES.

- A. No fence or other manmade enclosure shall exceed six feet in height at any point, as measured from existing ground levels. In the case of commercial property that abuts a residential property, no fence or other manmade enclosure shall exceed seven feet in height except along the property line common to the residence, where the six-foot limit shall apply.
- B. Fencing shall not exceed six feet in any yard up to the front façade of the principal structure where said fencing shall not exceed three feet.
- C. No fence within 25 feet of a corner of two intersecting streets shall exceed 30 inches in height, as measured from existing ground levels.
- D. No fencing shall be installed within ten feet of a front lot line.
- E. All fences shall be installed or erected as close to the ground as possible. The total height of the fence may exceed six feet where otherwise permissible to conform to existing ground heights; provided, however, that 80 percent of the fence does not exceed the maximum height of the six feet. Decorative type structural posts may extend no more than six inches above the top of the fence.

- F. Fences must be constructed with the face or finished side away from the property and the structural side toward the interior of the property.
- G. No fences or other enclosures shall be installed within six inches to the property line.
- H. Fences shall be erected in a manner so as to permit the flow of natural drainage and shall not cause surface water to be dammed so as to create ponding.
- I. Fencing from the front façade of the building to a minimum of ten feet from the front lot line shall be limited to three feet in height.
- J. Fences or other enclosures shall be maintained to assure the structural integrity of the fence, to prevent all or portions of the fence from encroaching over the property line and shall be maintained so as to prohibit an unsightly appearance to adjoining property owners. "Unsightly appearance" shall include the following:
 - 1. Painted fences or other enclosures whereon paint has chipped or peeled from more than 15 percent of the surface area of the fence.
 - 2. Fence posts which have become loose or which are leaning more than five degrees from the fence line.
 - 3. In the case of picket fences, slatted or other solid-wall fences, where more than ten percent of the picket fences have fallen, been removed or rotted in any given ten-linear-foot section of such fence.