

Fences

- (a) Fences in residential districts cannot exceed six (6) feet in height from grade.
- (b) Fences in Commercial and Industrial districts shall not exceed eight (8) feet in height.
- (c) Fences cannot be in the front yard except when they are less than 36 inches in height, in compliance with vision clearance regulations (1.03 (5)) and more than 50 percent of their bulk is air space. Fences may be placed adjacent to the lot line in side and rear yards. Fences shall not be placed within the public right-of-way.
- (d) Fences must be kept in good repair with decorative sides facing outward.
- (e) Fences constructed of barbed wire, electrical, or concertina wire are prohibited.

Accessory Uses and Structures

- (a) A zoning permit is required before construction of any accessory use or structure. No accessory use or structure is permitted in any district until the principal structure is present or under construction.
- (b) Accessory uses and structures are permitted only in the side and rear yards.
- (c) Setbacks for the commercial and industrial districts shall be a minimum of ten (10) feet from all lot lines including alley lines.
- (d) Setbacks for the residential districts shall be ten (10) feet or more from the principal structure or appurtenances and not less than three (3) feet from all lot lines and five (5) feet from all alley lines.
- (e) No detached accessory building or structure shall exceed 18 feet in height in the residential district. No detached or accessory building or structure in a commercial or industrial district may exceed height requirements for primary structures within that district. The height requirements for a communication structure in the commercial and industrial districts shall not exceed three times its distance from all lot lines.
- (f) Forty percent (40 percent) of the space of a lot, over and above that which is occupied by the principal structure, shall be usable open space.
- (g) Standards for selected accessory uses and structures.
 - 1. Satellite Dish Antennas.
 - a. Roof Mounted Satellite Dish Antennas. In all zoning districts, roof mounted satellite dish antennas up to 12 feet in diameter may be permitted as a conditional use, subject to the following criteria:

- i. Demonstration by the applicant that compliance with section 1.03(2) of this Ordinance would result in the obstruction of the antenna's reception window; furthermore, such obstruction is beyond the control of the applicant.
 - ii. The height of the proposed installation does not exceed the maximum height restrictions imposed upon primary uses in the district.
 - iii. The applicant shall provide a certified statement from a licensed engineer stating that the installation is safe and not a hazard to the occupants of the building or the immediate neighbors.
 - iv. If an appeal is filed with the Board of Appeals concerning the application of this section in relation to satellite dish antennas, in addition to the standard for variances listed in section 1.09, the Board of Appeals shall consider if the setback requirements impose unreasonable costs or limit or prevent reception of satellite-delivered signals.
 - v. Criteria for conditional uses (listed in section 1.08) shall apply.
- b. Ground Mounted Satellite Dish Antennas. In all zoning districts, ground mounted satellite dish antennas up to 12 feet in diameter are permitted as accessory uses, subject to the requirements of this section.