

General Regulations

*The following information is being provided as a courtesy and does **NOT** include all regulations.
For all regulations see the Planning and Zoning Code.*

FENCE REGULATIONS

District	Front Yard (height in feet)	Front Yard with Side Street Lot Line (height in feet)	Side Yard (height in feet)	Rear Yard (height in feet)
R-1, R-2, R-3, and R-4 or M-U with a Residential Use	3 ⁵	3 ⁴	6 ¹	6 ¹
C-S, C-1, C-2, and C-3 or M-U with a Nonresidential Use	3 ²	3 ⁴	10 ³	10 ³
I-1	6 ^{2,3}	6 ^{2,3}	10 ³	10 ³
O-C and P-F	8 ³	8 ³	8 ³	8 ³

¹ Fence heights may be increased to eight (8) feet in height if the top two (2) feet are less than fifty percent (50%) opaque and is approved by the Planning Director.

² Any fence set back fifty (50) feet or more from the street right of way may be eight (8) feet in height.

³ Barbed wire not to exceed twelve (12) inches in height may be added to the top of the fence.

⁴ Fences set back fifteen (15) feet or more from the side street lot line may be six (6) feet in height. Fences set back less than fifteen (15) feet from the side street lot line may be up to six (6) feet in height with approval from the Planning Commission if the Commission finds the fence does not obstruct pedestrian or vehicular visibility and is compatible with the surrounding area.

⁵ For lots with double frontage, fence heights may be increased to six (6) feet in the yard located opposite the building's front facade.

Fences Must face Outward – The finished or decorative side of the fence shall face away from the property erecting the fence

Materials – Must be of traditional fencing materials (wrought iron, chain link, pressure-treated lumber, cedar, redwood, PVC, etc.) and constructed of weather-resistant materials or annually treated

Setbacks – Fences must be located on the subject property, however, there are no required setbacks from property lines

Charged Fences/Barbed Wire – Electrically charged fences are prohibited and barbed/razor wire is only permitted in I-1, O-C, and P-F districts.

DRIVEWAY REGULATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENCES

Surface – Must be concrete, asphalt, or brick surface, permeable pavements may be utilized if approved by the City Engineer

Width – Maximum width of 20 ft. on the property and 22 ft. at the curb

Parking – Parking is not permitted in the front yard, though a turnaround area not exceeding 200 sq. ft. is permitted

Setbacks – There are no required setbacks from property lines

Curb Cuts – One curb cut is permitted per property, and a second curb cut is permitted for a property wider than 120 ft.

Lot Coverage – Driveways are included in maximum lot coverage requirements (R-1 50%, R-2, R-3 & R-4 60%)

ACCESSORY BUILDING REGULATIONS

Residential Uses (And all uses in the M-U Zoning District)		Non-Residential Uses (Not located in the M-U Zoning District)
Location	Rear yard (between the principal building and rear property line)	
Setbacks	Minimum 5 ft. from side & rear lot lines and 10 ft. from other buildings*	Varies by zoning district and a minimum 10 ft. from other buildings*
Height	Maximum 15 ft.	Varies by zoning district
Number	Maximum 3	None
Area	Maximum of 744 sq. ft. for all accessory structures <i>or</i> 10% of the rear yard area, maximum 1,032 sq. ft.	Subject to the zoning district’s lot coverage requirement
Driveway	An approved driveway is required if there are garage doors or access by a vehicle	
*Unless a closer distance to another building is approved by the Building Official		