

**ARTICLE 15  
SUPPLEMENTARY DISTRICT REGULATIONS**

**Section 15.01            Visibility at Intersections.**

On any corner lot in any zoning district no fence, accessory structure, plant, shrub or similar object over 3 feet in height shall hereafter be placed, erected, planted or allowed to grow in the area bounded by the street lines of such corner lot and a line joining points along the street lines for a distance of 20 feet from the point of the intersection.

**Section 15.02            Fences and Walls.**

- A.     In any required front yard, no fence or wall shall be permitted to exceed a height of 4 feet.
- B.     Fences on all lots of record in all residential zoning districts and platted subdivisions which are within a required side or rear yard shall not exceed 6 feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater. Fences on lots of record in any R-1, R-2, R-3 or R-4 district shall not contain barbed wire or electric charge.

**Section 15.03            Location of Accessory Buildings.**

- A.     Detached accessory structures in an R-1 Single Family Residential District shall be limited in size by the following:

Lot Area	Total Maximum Square Footage (footprint)	Maximum Number of Stories
Less than 15,000 square feet (NCR-1B and NCR-1C)	400 sq. ft.	1
15,000 to 19,999 sq. ft.	800 sq. ft.	1 ½
20,001 sq. ft. to 1 acre	1,000 sq. ft. (footprint)	1 ½
Over 1 acre to 2 acres	1,500 sq. ft. (footprint)	2
Over 2 acres	Not to exceed maximum lot coverage including principal	Not to exceed building height and number of stories in R-1

*[Amended by Ord. No. 125, eff. Oct. 30, 2006]*

Exception: In-ground pools and tennis courts shall not be limited to the above chart, but included in maximum lot coverage limits.

All utilities shall be connected to the principal dwelling unit. There shall not be separate meters or connections to the accessory building.

An accessory building or structure shall not contain a dwelling unit. An accessory building or structure shall not contain a kitchen or area used or designated to be used, for the preparation of food.

- B.     In all zoning districts except the AG and R-2 zoning districts, an accessory building or structure shall not be located in any portion of a front yard. In the AG and R-2 zoning districts, an accessory building may be located in the front yard, provided it is set back from the front line a minimum of 50 feet. All garages and other accessory buildings and structures attached, (as defined in Article 2), to the principal dwelling shall be considered a part of the dwelling in determining yard requirements.
- C.     A detached accessory building or structure shall be located no closer than 10 feet from any side or rear lot line.  
Exception: Non-permanent storage sheds 120 sq. ft. or less may be located 5 feet from any side or rear lot line. *(Amended by Ordinance No. 114 effective 6-1-2004)*
- D.     A detached accessory building or structure shall be located no closer than 10 feet to another accessory building or principal building.

Exception: A portable hot tub less than 100 square feet can be located 3 feet from the principal dwelling. *(Amended by Ordinance No. 114 effective 6-1-2004)*

- E. No accessory building or structure shall be permitted on a lot on which there is not an existing principal building.