

General Provisions

shall face the exterior of the lot. All wooden fence posts must be properly treated to prevent decay. Posts must be installed inside the property line, facing the interior of the lot.

- (h) Solid material shall not be permitted in chain link fences.
- (i) Maintenance. Fences and walls shall be maintained in a manner so as to prevent rust, corrosion and deterioration, so as to not become a public or private nuisance, and so as not to be dilapidated or a danger to adjoining property owners or the public. Fences shall not create an appearance of patchwork, which is indicative of a state of disrepair. The property owner is responsible for the maintenance of the fence in such a way that it will remain plumb and in good repair.
- (j) On properties with an already existing fence, the existing fence must be removed prior to installation of a new or replacement fence in the same general location.

(Ordinance 429 12/15/11, Ordinance 446 3/18/13)

SECTION 15.13 - ACCESSORY BUILDINGS

Accessory buildings, except as otherwise permitted in this Ordinance shall be subject to the following regulations:

- (a) Where the accessory building is structurally attached to a main building, except as provided in Section 15.10, it shall be subject to, and must conform to all regulations of this Ordinance applicable to main buildings.
- (b) Detached accessory buildings shall not be erected in any required yard except a rear yard.
- (c) No accessory building shall be permitted in any front yard.
- (d) Accessory buildings may occupy not more than twenty-five (25) percent of a required rear yard, plus twenty (20) percent of any non-required rear yard.
- (e) No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement.
- (f) No detached accessory building shall exceed fifteen (15) feet in height in any residential or commercial zone and shall be no larger than sixty-five (65) percent of the principal building.
- (g) No more than one accessory building shall be located on a single- family residential lot. This provision shall not prohibit the keeping of one small accessory structure such as a storage shed not to exceed one-hundred (100) square feet. No such structure shall be located in the front or required side open space or within permanent easement.

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- (h) Accessory buildings are permitted only in conjunction with, incidental to and on the same lot with a principal building which is permitted in the particular zoning district.
- (i) A central air conditioning unit, central heat pump, compressors, generators, swimming pool heater or any other noise-producing mechanical system which is typically located on the exterior of a residential unit, shall be located as follows:
 - 1. Within a rear yard or side yard provided that such system is not located closer to a side lot line than the distance required by the side yard setback.
 - 2. Within a required side yard setback provided that such system does not extend into the required setback by more than three (3) feet and if the abutting parcel is:
 - a. A street.
 - b. Occupied by a use other than a residential use.
 - 3. If such system is visible from the street, it shall be screened with landscape material with the starting size not less than one foot higher than the height of the system.
- (j) Accessory buildings within waterfront yards shall be subject to the provisions of Section 15.15. (Ord. 338, 2/19/1998)
- (k) The following accessory structures shall be exempt from floor area ratio calculations:
 - 1. That portion of a detached accessory building occupying no more than 440 square feet or 15% of the lot area of lots 6,000 square feet or less, whichever is less.
 - 2. That portion of an attached accessory building occupying no more than 220 square feet or 7.5% of the lot area of lots 6,000 square feet or less, whichever is less.
 - 3. That portion of a detached accessory building occupying no more than 576 square feet or 15% of the lot area of lots over 6,000 square feet, whichever is less.
 - 4. That portion of an attached accessory building occupying no more than 278 square feet or 7.5% of the lot area of lots over 6,000 square feet, whichever is less. (Ord. 378, 11/15/2001)
- (l) The following accessory structures shall be exempt from lot coverage calculations:
 - 1. That portion of a detached or attached accessory building occupying no more than 440 square feet or 15% of the lot area of lots 6,000 square feet or less, whichever is less.
 - 2. That portion of a detached or attached accessory building occupying no more than 576 square feet or 15% of the lot area of lots over 6,000 square feet, whichever is less. (Ord. 378, 11/15/2001)

(Ordinance 431, 12/15/11)