
6.2 Yards.

6.2.1 Front yards of through lots. In any R district where a lot runs through a block from street to street, a front yard setback, as required by this ordinance, shall be provided along each street lot line.

~~*6.2.2 Projections into yards and courts.* A wall or fence six feet in height or under, or higher if a retaining wall, may be erected within the limits of any yard a minimum of one foot from the property. Any wall or fence in the front yard, not including a retaining wall, shall be limited to 48 inches in height.~~

6.2.2 Definitions.

Solid Fence: is a type of fence constructed without gaps or openings between its components (such as boards, panels, or materials). It forms a continuous barrier and provides complete visual blockage.

Opaque Fence: is a fence that does not allow light or vision to pass through it. Like a solid fence, it blocks visibility, but the term "opaque" focuses more on the visual and light-blocking aspect than the physical structure.

6.2.3. Projections into yards and courts.

Fences may be constructed directly on the property line. Property owners are strongly encouraged to notify and coordinate with adjacent property owners prior to installation of a fence along a shared boundary.

Residential Zones:

- Front Yard: Fences shall not exceed 4 feet in height.
- Solid or opaque fences are not permitted in the front yard.
- Side and Rear Yards: Fences may be up to seven feet in height and may be solid or opaque.
- All front yard fences must be located a minimum of 10 feet from the edge of the road (measured from the edge of pavement or improved surface).

Agricultural-Residential (AR) Districts:

- Front Yard Fences: Fences may be constructed up to a maximum height of 60 inches.
- Solid or opaque fences are not permitted in the front yard.
- Side and Rear Yards: Fences may be up to seven feet in height and may be solid or opaque.
- All front yard fences must be located a minimum of 10 feet from the edge of the road (measured from the edge of pavement or improved surface).

Patios must meet all setback requirements except for rear yards where the patio must be a minimum of five feet from a property line.

Architectural projects. Chimneys, leaders, cornices, eaves, shutters, and bay windows, and the like may extend not more than 24 inches into any required yard.

6.2.3 Accessory structures. An accessory structure less than ten feet from a principal structure must be connected thereto by a breezeway or similar structure and will be considered as a component of the principal structure and comply with all yard setbacks for a principal structure.

No more than two accessory structures are allowed on one lot in any R or PD-R district, with a detached garage counting as one structure.

(Ord. of 8-6-13; Ord. of 9-15-20; Ord. No. 2024-178, 5-21-24)
