

**CHAPTER 131**  
**ACCESSORY STRUCTURES**

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**131.010. Application of Regulations.**

(a) The regulations set forth in SRC 131.010 to 131.090 shall apply to all residential districts and to structures in any other district developed for residential uses. Except as specifically exempted herein, the provisions of this chapter supplement and do not supersede other development standards set forth in this zoning code.

(b) The provisions of SRC 131.010 to 131.090 shall not be deemed to waive or modify any requirement of this zoning code for vision clearance areas, notwithstanding subsection (a) of this section.

(c) The provisions of SRC 131.100 to 131.120 shall apply in all districts except as otherwise provided therein. (Ord No. 99-96)

**131.020. Rear Yard Coverage by All Accessory Structures.** The lot coverage by all accessory structures located in the rear yard, except fences, shall total no more than 25 percent of the rear yard area. (Ord No. 2-93)

**131.030. Height.** The maximum height of any accessory structure other than a fence shall be nine feet at the lot line. Such maximum height may be increased one foot for each one foot of distance from the lot line to a maximum height of 15 feet.

**131.040. Yards Adjacent to Streets.** Any accessory structure, except a fence, which has any portion extending more than four feet above grade shall observe all setback requirements for yards adjacent to streets applicable to a main building.

**131.050. Side Yards, Interior.** Unless otherwise provided, accessory structures not attached to the main building, and located in an interior side yard shall be set back at least five feet from any lot line in lieu of any other more restrictive interior side yard requirement. This section shall not apply to fences or to accessory structures having at least one wall which is an integral part of a fence.

**131.060. Rear Yards.** Within portions of rear yards not abutting a street, an accessory structure may be placed on the property line except along an alley; all accessory structures except fences shall be set back at least one foot from the alley in lieu of any more restrictive rear yard requirements.

**131.070. Accessory Structures Attached to the Main Building.** Covered or enclosed accessory structures which are attached to the main building, shall be considered as a portion of the main building and shall observe the same requirements as the main building.

**131.100. Location, Height, and Density of Fences, Walls, And Hedges.** The following provisions provide standards for the location, height, and density of fences, walls, and hedges in all districts for the purpose of providing light, air, privacy, and safety, and safeguarding the public welfare by preventing visual obstructions at driveway, alley, street and highway intersections.

(a) Except as provided in subsections (d), (e), and (f), a fence, wall or hedge not more than eight feet in height may be within ten feet of a property line abutting a street when that portion above 30 inches in height is less than 25 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall or hedge. Fences or walls located more than ten feet from such street property shall not exceed eight feet in height in residential districts or on residentially used property in other districts. No other fence or wall shall exceed twelve feet in height.

(b) Where a gate is a part of a fence, wall, or hedge, it shall not open onto a public right-of-way or vehicle or pedestrian easement.

(c) Retaining walls may be constructed to a maximum of four feet in height at the lot line adjacent to the street. Retaining walls exceeding 30 inches in height shall conform to the vision clearance area requirements of SRC 76.170. Walls designed of alternate construction industry materials may be permitted if evidence submitted, reviewed, and approved by the Building Official as structurally sound.

(d) In a CB, central business, district, a fence, wall, or hedge greater than four feet in height may be located within ten feet of a property line abutting a street provided that fences on property used for residential purposes in the CB district shall not exceed eight feet in height.

(e) Fences located in front yards adjacent streets and within residential districts shall be limited to 48 inches in height. The height is restricted to four (4) feet within 20 feet of a front yard adjacent to a street. The height limit also applies to installation of gates within the same area.

(f) Sight obscuring fences not more than 6-feet in height may be placed in side and rear yards adjacent to streets providing that the fence does not extend beyond the front yard and that the vision clearance area requirements of SRC 76.170 are met.

(g) For the purposes of this section, "front yard" is defined as that portion of a lot or parcel lying between the front lot line, and a line parallel to that lot line extended from the wall of the primary structure lying at the greatest distance from the front lot line. (Ord No. 107-86; Ord No. 124-86; Ord No. 62-95; Ord No. 31-96; Ord No. 77-2002)

**131.110. Measurement of Height of Fences.** All fences along a public right-of-way shall be measured from and along the sidewalk; or if no sidewalk exists, from and along the curb, or if no curb exists, from and along the finished shoulder grade of the right-of-way. All other fences will be measured from and along the finished grade upon which the fence is constructed.

**131.120. Use of Hazardous Materials.** Fences and walls shall not be constructed of or contain any material which will do bodily harm, such as electric or barbed wire, broken glass, spikes, or any other hazardous or dangerous material, except as follows:

(a) Concertina wire around correctional and state mental institutions and barbed wire or electrified fences enclosing livestock are permitted in any district provided the barbed wire and electrified fences shall be posted or flagged at not less than 15 foot intervals with clearly visible warnings of the hazard.

(b) Barbed wire or upturned barbed selvage is permitted more than six feet above grade in CR, CG, industrial, and public use districts, provided that barbed wire shall not extend over a street or alley and, provided further, that any barbed wire that is slanted toward public right of way shall be constructed so as to be located not less than one foot from the public right of way.

(c) Notwithstanding the provisions of subsection (a) and (b) of this section, concertina wire, barbed wire, or upturned barbed selvage existing at the time of the passage of this ordinance that is between six and seven feet above grade in CR, CG, industrial and public use districts shall be considered a legal non-conforming use, provided the barbed wire or upturned barbed selvage

does not extend over a street or alley and where it slants toward the public right of way, it is located not less than one foot from said right of way. (Ord No. 124-86)

**131.130. Design Standards for Fences, Walls and Hedges.** Wherever a fence, wall or hedge is constructed, planted or required under the provisions of this zoning code, it shall conform to the provisions of this section:

(a) **Opacity.** Fences and walls, to be "sight-obscuring," shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence or wall. Hedges shall be of an evergreen species which will meet and maintain year-round the same standard within three years after planting.

(b) **Height.** Fences and walls shall be not less than six feet in height, unless permitted elsewhere and have been approved through the building permit process. Hedges shall be of a species capable of attaining a height of at least six feet within three years after planting, given their age, height and health when planted.

(c) **Material.** Fences within all residential districts shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited to wooden pales and chain link fencing, with or without plastic or wood slats. Materials not specifically designed as fencing material, including, but not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, garage doors, concrete rubble and other junked material, are prohibited unless otherwise specifically allowed under SRC 131.120 or SRC 131.130. Chicken wire or barbed wire may be used in an RA zone when used to enclose and raise livestock as a permitted use in the RA zone. Fencing for enclosing and raising livestock in other zone districts may be replaced if the use was an allowed use prior to December 31, 2002. Fencing used for the establishment and protection of vegetation is permitted for a period not to exceed six (6) months.

(d) **Maintenance.** Fences and walls shall be structurally maintained in safe condition and, if required, be maintained opaque as required in subsection (a) of this section. Wooden materials shall be protected from rot, decay and insect infestation. Plants forming hedges shall be replaced within six months after dying or becoming diseased to the point that the opacity required in subsection (a) of this section is not met.

(e) **Termination of Non-Conforming Fence.** A nonconforming fence constructed of materials other than those allowed under subsection (c) of this section may be continued for a period of not more than two years after January 31, 2003. (Ord No. 77-2002)

**131.180. Lot Coverage by All Accessory Structures.** Except in the RA (Residential Agriculture) zone, the maximum floor area of detached residential accessory buildings for single family dwellings and duplexes shall meet the following standards:

(a) Main buildings less than 1,200 square feet of gross floor area may have an accessory structure, or multiple accessory structures, not to exceed, in the aggregate, 600 square feet of gross floor area.

(b) Main buildings greater than 1,200 square feet of gross floor area may have an accessory structure, or multiple accessory structures, not to exceed an aggregate maximum gross floor area of 50 percent of the main building gross floor area or 1,000 square feet of gross floor area, whichever is less. (Ord No. 2-93; Ord No. 85-94)

