



Fences, Sheds, Pools and Other Site Improvements in the R Zoning Districts

This brochure summarizes requirements for site improvements in the [RH](#), [R-1](#), [R-2](#), [R-3](#), [R-4](#) and [R-5](#) Zoning Districts. If you are also planning a house addition, please refer to *Development Requirements in the Residential Zoning Districts* handout that describes setbacks, lot coverage maximums and other development standards.

Decks, Patios, Paved Areas and Pools

Decks and Patios – Decks and patios 1 ft. or less in height, measured from finished grade, may be located anywhere on the property. Decks or patios greater than 1 ft. in height must comply with the zoning district’s setbacks. A building permit may be required, check with the building division. ([Section 32. 11](#))

Pools – Pools and other permanent structures containing water exceeding 24 inches in depth must comply with the zoning district’s setbacks, but in no case be closer than 5 ft. from the side and rear property lines. Pool equipment may be located in the side or rear yard and setback a minimum of 5 ft. from the property line. Outdoor equipment shall not exceed 55 dBA in noise level at any point along the property line. A building permit is required. ([Section 36.7B](#))

Aboveground Spas – Aboveground spas are considered accessory structures, and must meet the requirements for accessory structures described below. A building permit is required.

Paving Limitations in Yards

Front Yard - A minimum of 60% of the front yard shall be pervious area, primarily comprised of pervious landscape material. For lots less than 50 feet in width, a maximum paved area of 20 feet in width for a driveway and parking is permitted within the front yard.

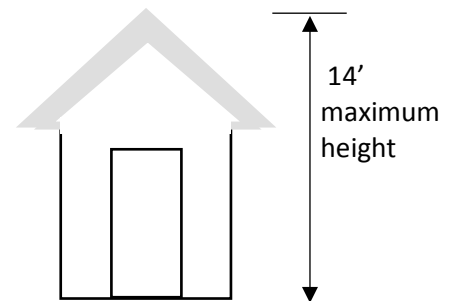
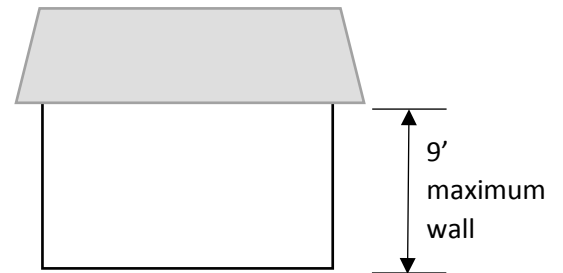
Entire Lot – A minimum of 40% of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with [Section 32.12](#) of the Zoning Ordinance.

Sheds and Accessory Structures

- Detached accessory structures must be located on the rear half of the lot, and at least 6 ft. away from any main building or property line.
- Maximum of 50% of the required rear yard can be covered by accessory buildings/structures.
- Sheds on corner lots must be set back 15 ft. from the street-side property line.
- Front and side yard setbacks are the same as indicated for the main structure.
- For accessory dwelling units, these standards do not apply. All setbacks are the same as indicated for the main structure.

Height:

Maximum height of the top most point of the structure shall not exceed 14 ft. Top of the wall height (plate line) is limited to 9 ft. for flat or shed roofs adjacent to the side and rear property line. Gabled roofs are permitted adjacent to the side and rear property line.



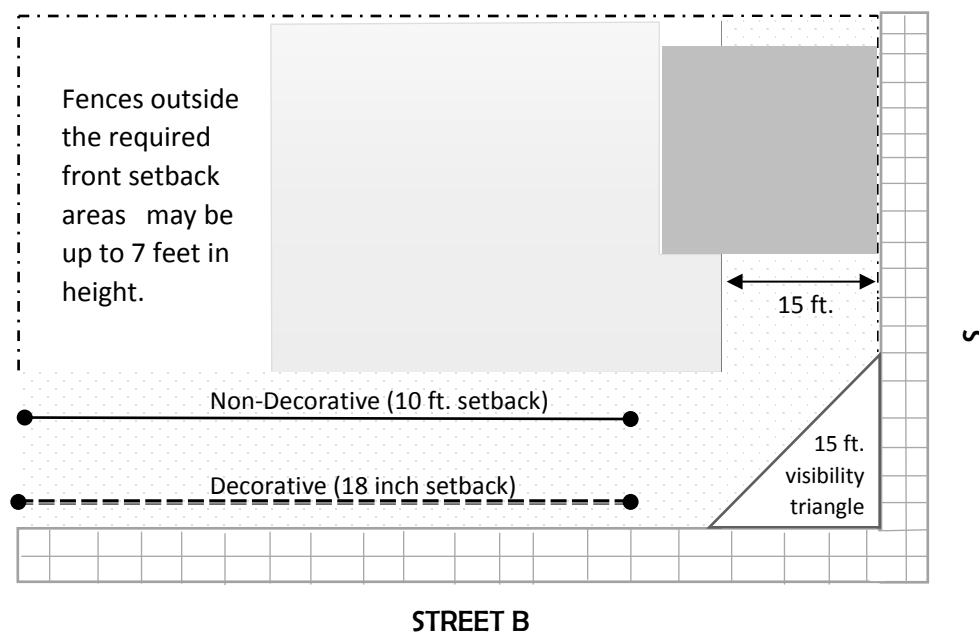
Fences

Front Yard Fences – Solid fences or walls in the 15 ft. front setback may be up to 3 ft. high. Additionally, a 3-ft. tall fence or wall may have a 2 ft. open fence on top for a total of 5 ft. (see sidebar description of an Open Fence). Fences outside the front setback area may be up to 7 ft. in height. Building permits are not required for fences up to 7 ft. in height.

Corner Lot Fences – Fences on a side yard adjacent to the street (Street B) may not exceed 6 ft. in height. Decorative fences have a required setback of 18 inches from the inside edge of the sidewalk. Non-decorative fences must be set back 10 ft. from the inside edge of the sidewalk. See sidebar for definition. All fences must remain outside the 15 ft. visibility triangle.

Pool Fences – Pool enclosures must be ≥ 5 ft. in height, be clear of protrusions used for climbing, and have a self-latching device ≥ 5 ft. above ground, vertical ground clearance of ≤ 2 in., and gaps or voids ≤ 4 in. diameter per building code.

See [Section 36.3](#) for more information on fences.



Arbors and Trellises

An Arbor as Part of an Entry – Arbors at gates or entries are permitted to extend to the property line provided they do not exceed 9 ft. in height, 8 ft. in width and 3 ft. in depth. No more than one arbor per street frontage is permitted.

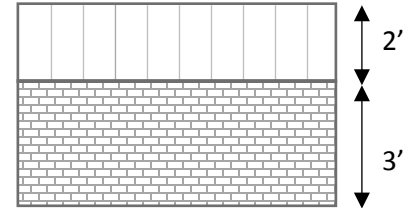
Required Front Yard – In the required front yard, a trellis may extend no more than 3 ft. into the required yard. The trellis is limited to 14 ft. in height and length of no more than 30% of the front lot line. For example, a lot of 50 ft. in width can have a maximum 15 ft. long trellis.

Required Street-Side Yard – Arbors and trellises must be set back 6 ft. from the property line. Maximum height is 9 ft. and maximum length is 30% of the of the street side lot line.

See [Section 31.20](#) for more information on arbors and trellises.

Notes

Fence - A fence is an artificially constructed wall of any material that separates properties, provides privacy or security.



Solid Fence – Fence with less than 80% of direct visibility of any one square foot segment.

Open Fence – A fence no more than 5 ft. high which is open for a minimum of 2 feet at the top. The open area must permit direct vision through at least 80% of any one square foot segment of vertical fence surface area. No single component or element of the fence can be wider than 12 inches.

Decorative Fence – A fence which has a distinctive style, trim, color or design, which matches or to some degree complements the existing residence. See “Fence, Decorative” in [Article 2](#) for more information.

Arbors and Trellises - Attached or detached accessory structures that are substantially open on all sides, and which has a lattice roof or a roof that is no more than 40% solid. No more than 5% of the lot may be covered by arbors or trellises.