



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

January 18, 2021

7:30 p.m.

AGENDA

This Meeting will be Conducted Remotely

Due to the Governor's order restricting gatherings of people, and in an effort to minimize the potential spread of COVID-19, this meeting will take place remotely using GoToMeeting.com. The Village encourages anyone who wishes to address the Planning and Zoning Commission to submit a written statement to be read aloud at the meeting. Please submit to Laura Pekovic at lpekovic@lith.org a statement by 4:00 p.m. on January 18, 2021. You may also join the meeting remotely by using your computer, tablet or smartphone by clicking on the link below.

<https://global.gotomeeting.com/join/273863165>

You can also dial in using your phone by dialing 1-571-317-3112 and Access Code 273-863-165. When you join the meeting, please announce yourself as a member of the public. Please be aware that the meeting will be recorded.

1. Call to order
2. Roll call
3. Approval of the December 14, 2020 Planning and Zoning Commission meeting minutes
4. New business:
 - a. Request for approval of a text amendment to the zoning ordinance, Section 11, Permitted and Conditional Use Chart, to allow "Outdoor Storage of Materials/Vehicles/Equipment Accessory to Principle Use" in the B-2 zoning district
 - b. Request for approval of text amendments to the zoning ordinances Section 3, Definitions, and Section 15, Fences
5. Old business- None
6. Item for discussion--None
7. Staff report
 - a. December 2020 Board of Trustees meeting
8. Audience participation
9. Trustee liaison report
10. Next meeting is scheduled for February 16, 2021
11. Adjournment

Village of Lake in the Hills
600 Harvest Gate
Lake in the Hills, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.

Posted by: Laura Pekovic

Date: January 15, 2021

Time: 5:00 p.m.



PLANNING AND ZONING COMMISSION

December 14, 2020 MEETING MINUTES

Village of Lake In the Hills

Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This meeting was held remotely via Go To Meeting.

ROLL CALL

Commissioners Anna Siakel, Craig Bolton, John Murphy, and Chairman DeMay were present. Absent were Michael Esposito and Greg Walker. Also in attendance were Interim Community Development Director Ann Marie Hess, Village Consultant Paul Evans, Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of November 16, 2020, and Commissioner Bolton seconded. Motion carried 4-0.

NEW BUSINESS

- a. 104 Deer Path—Request for Approval of a Variation to Section 7.4, “Residential Districts, Residential Bulk Chart”, and a Variation to Section 4.4-2, “General Provisions, Lot Area & Dimension”.

Staff Report

Director Hess reviewed the Request for Commission Action dated December 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

Commissioners Siakel and Bolton and Chairman DeMay said the new elevation looked nice. There was no further discussion.

Commissioner Siakel made a motion to recommend approval for a Variation to Section 7.4, “Residential Districts, Residential Bulk Chart”, and a Variation to Section 4.4-2, “General Provisions, Lot Area & Dimension”. The motion was seconded by Commissioner Bolton. On a roll call vote Commissioners Murphy, Bolton, Siakel, and Chairman DeMay voted Aye. Motion carried 4-0.

- b. 8302 Pingree Road—Request for Approval of a Variation to Section 13.5, “Permitted Accessory Structures”, and a Variation to Section 13.3-2, “Floor Area-Size”.

Staff Report

Director Hess reviewed the Request for Commission Action dated December 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

At Commissioner Siakel’s request, Director Hess confirmed that the property is zoned B-4 and received past approval from the Village to occupy the home as a residence, so the property is legal non-conforming. Director Hess also confirmed that the proposed garage will not be as big as the existing house. There was no further discussion.

PLANNING AND ZONING COMMISSION

December 14, 2020 MEETING MINUTES

Village of Lake In the Hills

Commissioner Bolton made a motion to recommend approval of a Variation to Section 13.5, "Permitted Accessory Structures", and a Variation to Section 13.3-2, "Floor Area-Size". The motion as seconded by Commissioner Siakel. On a roll call vote Commissioner Murphy, Bolton, Siakel, and Chairman DeMay voted Aye. Motion carried 4-0.

- c. **Village of Lake in the Hills—Request for Approval of a Text Amendment to the Zoning Ordinance, Section 11, Permitted and Conditional Use Chart, to Allow "Outdoor Storage of Materials/Vehicles/Equipment Accessory to Principle Use" in the B-1 Zoning District**

Staff Report

Director Hess reviewed the Request for Commission Action dated December 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

Chairman DeMay asked if this Conditional Use text amendment should also be added to the B-2 district. Director Hess said it could be addressed at an upcoming public hearing. Commissioner Siakel indicated concern about materials and vehicles being stored in a residential neighborhood. Director Hess suggested that it would be beneficial to businesses and residents to have a process that permits this use to be considered as a Conditional Use. Therefore, petitioners must seek a public hearing and Commission approval, and the Commission could set specific conditions regarding certain locations of the properties in question. Chairman DeMay agreed with Commissioner Siakel that he would like to see it as a Conditional Use in the B-1 and not just permitted. Commissioners Bolton, Siakel, and Murphy said they would be okay with this request. There was no public comment. Director Hess said that in some instances this text amendment would help support enforcement in certain business zones so when staff are aware there is a truck or equipment parked outside, they could direct the property owner to go through the process to review it in detail.

Commissioner Siakel made a motion to recommend approval of a Text Amendment to the Zoning Ordinance, Section 11, Permitted and Conditional Use Chart, to Allow "Outdoor Storage of Materials/Vehicles/Equipment Accessory to Principle Use" in the B-1 Zoning District, The motion as seconded by Commissioner Murphy. On a roll call vote Commissioners Murphy, Bolton, Siakel, and Chairman DeMay voted Aye. Motion carried 4-0.

- d. **1203 Crystal Lake Road—Request for Approval to Rezone 1203 Crystal Lake Road from B-2, Neighborhood Convenience, to a B-1, Transitional Use, and a Conditional Use to Section 11, Permitted & Conditional Use Chart, to Permit Outdoor Storage of a Vehicle Accessory to Principle Use in a B-1 Zoning District**

Staff Report

Director Hess reviewed the Request for Commission Action dated December 14, 2020.

PLANNING AND ZONING COMMISSION

December 14, 2020 MEETING MINUTES

Village of Lake In the Hills

Discussion and Comments by Staff and the Planning and Zoning Commission

Tatyana Grand, with Petitioner Kris Grand, said she plans to improve the property and make it residential. It was explained that the truck will only be there on the weekends. Mr. Grand said he would arrive home Friday night and leave Monday morning. He has offsite parking for the trailer, but needs to bring the cab home to clean it. On the weekends, the trailer cab would be there sometimes overnight, Commissioner Siakel asked if the building will be a residence, as there have been a lot of businesses there in the past. Ms. Grand indicated that the interior is planned to be residential and will be remodeled and gardens planted outside. Commissioner Bolton asked about the steep grade driveway for the trailer cab, and that the Decatur side is less severe. Director Hess said she received one phone call from a neighbor who lives down the hill who wanted to understand the public notice that he received in the mail. That neighbor did not voice any concerns or oppositions.

Trustee Dustin indicated that the Village Board may have a concern about the diesel cab running at various hours of the night and disturbing the neighbors. Mr. Grand indicated that the truck would idle in the morning for about five minutes. Commissioner Siakel indicated she would not like the noise and the truck going up Crystal Lake Road, and it is not a good use for the property. There was a public comment from a resident, Mr. Clark, that he was concerned about the truck's gross weight. Ms. Grand indicated that the cab would not have a trailer attached. Director Hess said during the day she occasionally sees trucks cut through on Oak from Pyott to Randall or Algonquin Road. Mr. Clark expressed concern if the zoning change would affect the property value. At Commissioner Murphy's request, the petitioner confirmed that they own the property. Chairman DeMay said he did not mind changing the zoning, but was unsure about the trailer cab coming and going from the house. Commissioner Murphy expressed concern that this would open the door for more truckers to park their trucks at home overnight and that is only being considered because they want B-1 so they could park the truck there. Commissioner Siakel stated this is to be a business and a residence, and that she is not comfortable with trucks in the heart of the neighborhood with houses, and that allowing this would set a precedent. There was discussion about the zoning designations in the area in line with the parking situation as well as allowing a large truck in a residential neighborhood. Ms. Grand reiterated that they want to modernize the property, and there is a large parking lot existing on the property for the truck. Mr. Clark mentioned that diesel trucks typically idle more than five minutes, and that it could cause a disruption to the neighbors. At Chairman DeMay's request, Director Hess read the description of the zoning ordinance of the B-1 district, and she noted the types of past businesses that had occupied the property. Chairman DeMay stated that the B-1 description is a home that wants to have a business capability. This request is a business that wants to be a home and have a trailer cab parked in front of it, which is the complete opposite. Chairman DeMay questioned if the Commission can even consider this request. The petitioner stated this is going to be a home and not a business, and they want the truck cab parking for cleaning it. There was discussion about changing it to an R-2 and parking the trailer cab outside, which Commissioner Siakel said she would not support. There was discussion if the lot should be R-2 instead of B-1.

PLANNING AND ZONING COMMISSION

December 14, 2020 MEETING MINUTES

Village of Lake In the Hills

Director Hess suggested to the Commission that this something to think of long term for the remaining, surrounding parcels and if the Comprehensive Plan should be reviewed for this area.

Should parcels in this area remain business that serves the community or as the opportunity comes along, should they be changed to residential uses? Deciding that would give clarity on what to do with this specific parcel at this time. The Commission could continue the petitioner's hearing for a later date.

Chairman DeMay liked the idea of changing the parcel to B-1 but was unsure if he would support the parking. Commissioner Siakel said there was too many residential homes in the area for a cab to be parked out front. There was discussion on how to proceed with a motion.

Director Hess and Chairman DeMay discussed that it would be at the Commission's discretion if the motions were voted on together or separate.

Commissioner Siakel made a motion to recommend approval to Rezone 1203 Crystal Lake Road from B-2, Neighborhood Convenience, to a B-1, Transitional Use. Commissioner Murphy seconded the motion. On a roll call vote Commissioners Murphy and Bolton voted Aye. Commissioner Siakel and Chairman DeMay voted No. Motion failed 2-2. Chairman DeMay clarified to the petitioner why he voted no and recommended that he speak with Director Hess for suggestions on any options.

OLD BUSINESS – None

ITEMS FOR DISCUSSION – Section 16, Fences, and Section 3, Definitions, of the Lake in the Hills Zoning Code.

Mr. Paul Evans, consultant, reviewed the goals and the surrounding community fence survey and how he planned to clarify the fence illustrations. He reviewed the current administrative approval wording in the ordinance. He reviewed the proposed administrative approval wording which has more structure and description in regards to fence size, location, and openness.

Mr. Evans reviewed the proposed acceptable materials, which includes PVC vinyl. He also reviewed the interior and side yard fence type proposals, which includes flat panel on the rear and side yards, and lattice in certain situations.

Mr. Evans reviewed the proposed corner lot fence requirements with illustrations.

There was public comment from resident Clark. He asked for clarification on interior lots. Chairman DeMay directed that he contact Director Hess to answer his specific questions pertaining to his own lot.

Commissioner Bolton expressed concern with staff having to determine what is 30 percent open for the fence tops with the lattice proposal. Mr. Evans suggested that this proposed change could be

PLANNING AND ZONING COMMISSION

December 14, 2020 MEETING MINUTES

Village of Lake In the Hills

removed. Director Hess mentioned split-rail fences are not allowed in Lake in the Hills, and Arden Rose had to get approval for theirs. The Commission agreed that split rail is okay, and it is more for decoration than practicality. The Commission indicated they were not in favor of backing on split rail or more open-type fences. Mr. Clark asked the Commission if different type of fences can go right up against each other, which the answer was yes.

Mr. Evans talked about the proposed changes for the through lots and buffer fencing. Commissioner Siakel indicated a preference for the uniformity of board-on-board fences. The Commission discussed perimeter fences and if they should continue to only allow one type of material (wood) and only board-on-board style. It was suggested that Director Hess provide pictures of different types at the next meeting.

STAFF REPORT

- a. November 2020 Board of Trustees meeting—The rezoning 1126 West Algonquin from B-2 to R-2 was approved.

AUDIENCE PARTICIPATION—Nothing further.

TRUSTEE LIAISON REPORT—Trustee Dustin brought to the Village Board, Commissioner Walker's suggestion that the Village pay for the cost of perimeter fence replacements along the arterial roads. He said no Board member spoke up.

Commissioner Siakel made a motion to adjourn the meeting and was seconded by Commissioner Murphy. All in favor voted Aye. Chairman DeMay adjourned the meeting at 10:05 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, January 18, 2021 at 7:30 p.m.

Laura Pekovic
Administrative Specialist



REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

PLANNING AND ZONING COMMISSION

MEETING DATE: January 18, 2021

DEPARTMENT: Community Development

SUBJECT: Zoning Text Amendments to Section 11, Permitted and Conditional Use Chart

EXECUTIVE SUMMARY

It had come to staff's attention that the current Permitted and Conditional Use Chart of the Zoning Ordinance did not permit outdoor storage of materials, vehicles, or equipment as accessory to the principle use of a property in the B-1, Business Transitional Zoning District. The change to allow this was discussed and approved by the Commission at the December 14, 2020 meeting. Discussion occurred during that meeting, to consider also allowing this change in the B-2, Neighborhood Convenience Zoning District.

Staff proposes consideration be given for an update of the Permitted and Conditional Use Chart to allow for these types of accessory uses in the B-2 District as well. Staff would further suggest such accessory uses only be considered as possible with a conditional approval. This change will help to better serve properties in the Village with a B-2 business designation, yet still ensure a level of protection to nearby properties.

According to the Zoning Ordinance, the B-2, Neighborhood Convenience Business District is established to meet the needs of the immediate neighborhood. It is intended to provide convenience shopping for persons living in adjacent residential areas. Permitted uses shall be those that are appropriate to satisfy basic shopping needs which occur on a frequent or daily basis.

For consideration, attached is the proposed change to Section 11 of the Zoning Ordinance, to update the Permitted and Conditional Use Chart such that a Conditional Use may be permitted in the B-2, Transitional Business Zoning District.

ATTACHMENTS

1. Proposed change to Section 11, Permitted and Conditional Use Chart

RECOMMENDED ACTION

Commission recommends approval to the Village Board to amend Section 11, Permitted and Conditional Use Chart of the Zoning Ordinance, to allow for a conditional use for outdoor storage of materials, vehicles, and equipment accessory to a principle use in the B-2, Neighborhood Convenience Zoning District.

SECTION 11
PERMITTED AND CONDITIONAL USE CHART

P - Permitted Use
C - Conditional Use

A 1	RE 5	RE 2	RE 1	R 1 A & B	R 2	R 3	R 4	USE	B 1	B 2	B 3	B 4	B 5	M 1	M 2	O S	I B	A D 1	A D 2
								Adult Entertainment Establishments (Additional regulation – see Chapter 11 of the Municipal Code and Section 24 of the Zoning Ordinance)							C				
P								Agriculture/Apiary(bee keeping)Farm/Farming/Horticulture											
								Airport										P	P
								Ambulance Service and Garage				P					P		
								Amphitheater								C	P		
								Amusement park				C				C			
C								Animal Shelter				C			C				
								Armed Forces Training Center				C		C	C		P		C
								Armory							C		P		
								Assembly – Civic/Social Organizations		P	P	P	P						
								Automatic teller machines (ATMs) & commercial overnight delivery boxes		P	P	P	P	P	P		P	P	P
								Automotive Service				C	C		P	P		C	C
C	C	C	C					Bed and Breakfast Establishment	C										
								Campground									C		
P								Cannabis Craft Grower							P	P			
P								Cannabis Cultivation Center							P	P			
								Cannabis Dispensing Organization				P	P		P	P			P
P								Cannabis Infuser Organization				P	P		P	P			P
								Cannabis Processing Organization							P	P			
P								Cannabis Testing Facility							P	P			
								Cannabis Transporting Organization							P	P			
								Cigar, cigarette, tobacco store		P	P	P							
								Collection Bin (Additional Regulations - see Section 28)		P	P	P	P	P	P		P	P	P
								Day Care Center	C	C	C	C							
C	C							Dog Day Care Facility / Obedience School				C			C				C
								Drive-Through				C	C						
					P	P	P	Dwelling – Group Home 1											
					C	C	C	Dwelling – Group Home 2											
								Dwelling – Multi-Family											
								Dwelling – Senior Housing		C	C								
								Dwelling – Single Family Attached											
P	P	P	P	P	P	P		Dwelling – Single Family Detached	P										
							P	Dwelling – Two-Family											
								Dwelling - Above Business	P	C	C								
								Dwelling - with Business	P										
								Entertainment				P	P			P	P	C	P
								Gas Station		C	C	C			C	C			
					C	C	C	Golf Course									C	C	
P	P	P	P	P	P	P	P	Home Occupation											
								Hotel/Motel				C	C						C
C	C							Kennel				C	C		C				
								Liquor Store				C	P						
							C	Long Term Care Facility				C	C						
								Manufacturing							P	P		P	P

A 1	R E 5	R E 2	R E 1	R 1 A & B	R 2	R 3	R 4	USE	B 1	B 2	B 3	B 4	B 5	M 1	M 2	O S	I B	A D 1	A D 2
								Mobile Home Sales				C		C					
								Nightclub			C	C		C					
								Office/Service – Business/Professional	C	P	P	P	P	P	P			P	P
								Outdoor Sales/Open Sales Lot accessory to principle use			C	C		C	C			C	C
								Flea Market						C					
								Outdoor Storage of Materials/Vehicles/Equipment accessory to principle use	C	C	C	C		C	C		C	C	C
								Outdoor Storage of Vehicles as principle use						C	C		C	C	C
								Outdoor Use accessory to principle use		C	C	C		C	C	C	C	C	C
								Park, government owned and operated								P	P	P	P
								Parking Area, Public		C	P	P				C	P	P	P
								Parking Garage, Public			P	P					P		
								Pawn Shop			C	C							
								Personal Wireless Service Facilities, Towers (Additional Regulations – see Section 14.4)			C	C		C	C	C	C		
	C	C	C	C	C	C	C	Planned Development	C	C	C	C	C	C	C	C	C	C	C
								Public Uses (local, regional, state, federal agencies/offices/facilities)			P	P	P			P	P	P	P
								Recreation / Open Space / Park								P	P		
								Recreation Center, indoor			P	P	C	C		C	P		
C	C	C	C	C	C	C	C	Religious Use	C	C	C	C		C					C
								Restaurant, Classes I-V		P	P	P		P				P	P
								Retail Sales	C	P	P	P		P				P	P
							C	Rooming House											
								Sanitary Landfill							C		C		
	C	C	C	C	C	C	C	Schools – Mentally and Physically Challenged			C	C							
								Schools – Nursery			P	P							
	C	C	C	C	C	C	C	Schools – Public Pre-K to High School									P		C
	C	C	C	C	C	C	C	Schools – Private Pre-K to High School			P	P							C
								Schools – University, College									P	C	C
								Self-Storage Facility						P	P			P	P
								Shooting Range – Indoor			C	C				C	P		
								Shooting Range – Outdoor						C	C	C			
								Shopping/Business center (all shopping/business centers shall be Planned Developments)		C	C	C	C	C	C	C			C
							C	Social Service Agency		C	C	C		C					
P	P	P	P	P	P	P	P	Solar Energy Systems 1	P	P	P	P	P	P	P	P	P	P	P
P								Solar Energy Systems 2						P	P		P	P	P
C	C	C	C	C	C	C	C	Solar Energy Systems 3	C	C	C	C	C	C	C	C	C	C	C
								Tavern			P	P							
								Transportation Service (taxi, limousine etc.)			P	P	P	P	P			P	P
								Utilities – government owned and operated								P	P	P	P
C								Utilities - Wind energy system, small, on-site, ground-mounted		C	C	C	C	C	C	C	C	C	C
P	P	P	P	P	P	P	P	Utilities - Wind energy system, small, on-site, roof-mounted	P	P	P	P	P	P	P	P	P	C	C
								Veterinary clinic, small animals		C	P	P		C					C
P	P	P	P	P	P	P	P	Village Owned & Operated Uses	P	P	P	P	P	P	P	P	P	P	P
								Warehouse/Distribution/Trucking						P	P			P	P
								Wholesale				P		P	P			P	P

Definitions for each use can be found in [Section 3](#) of the Zoning Ordinance

New Compatible Uses: The Planning and Zoning Commission may allow a land use to be considered as a permitted or conditional use which, though not identified by name in a zoning district list of permitted or conditional uses, is deemed to be similar in nature, and clearly compatible with the listed uses. The Commission shall consult the North American Industry Classification System (NAICS) to determine similarity or compatibility. However, such non-listed uses shall not be approved until the application for such use has been reviewed by the village attorney. **Addition of Non-listed Uses to Zoning Ordinance:** All non-listed uses that may be approved may be added to the appropriate use list at the time of periodic updating and revision.

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

PLANNING AND ZONING COMMISSION



MEETING DATE: January 18, 2021

DEPARTMENT: Community Development

SUBJECT: Amendments to Section 3, Definitions, and Section 15, Fences

EXECUTIVE SUMMARY

Over the past four months, staff, consultants, and the Planning and Zoning Commissioners have conducted an in-depth analysis of Section 3, Definitions and Section 15, Fence of the Zoning Ordinance. Many changes have been researched and discussed to bring forth standards that update the placement of fencing in the Village. In updating the regulations, particular attention was given to how fencing on corner lots was to be addressed, resident demand for certain types of fencing, and uniformity of fencing in the Village. The many current standards for opacity, height, and type of fencing have been reduced to fewer type/style changes to provide more uniformity. A significant addition to these sections is the illustrations and summary table to provide clarification and ease of reference. For your consideration, attached are the proposed changes to Section 3 and Section 15 of the Zoning Ordinance.

ATTACHMENTS

1. Section 3 Definitions amendments
2. Section 15 Fences amendments

RECOMMENDED ACTION

The Commission recommend approval to the Village Board for the proposed amendments to Section 3, Definitions and Section 15, Fences.

Yard: An open space on the same zoning lot with a principal building or group of buildings that is unoccupied and unobstructed from its lowest level upward, except as otherwise specifically permitted by this Zoning Code, and that extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located.

Yard, Front: A yard extending across the full width of a lot line adjacent to a public or private street.

Yard, Rear: A yard extending across the full width of a rear lot line.

Yard, Side: A yard extending across the full width of a side lot line.

Yard Sign: A type of temporary ground sign comprised of one or two support rods, posts, or poles not exceeding four (4) by four (4) inches or five (5) inches in diameter with a message surface not exceeding six (6) square feet or four (4) feet in height .

Zoning Code: The Lake in the Hills Zoning Ordinance, as amended from time to time.

Zoning District: A geographical area within the limits of the Village in which the regulations and requirements governing the use of land are uniform.

Zoning Map: The map incorporated into this Zoning Code designating zoning districts.

Zoning Lot: A plot of ground, made up of one or more parcels, that is, may be, or is intended to be occupied by a use, building or buildings including the open spaces required by this Zoning Code.

1. INTERIOR LOT:

Terms used in this subsection shall mean as follows:

A. Interior lot is any lot having a lot line fronting or facing only one street.

B. The front yard of an interior lot is the area

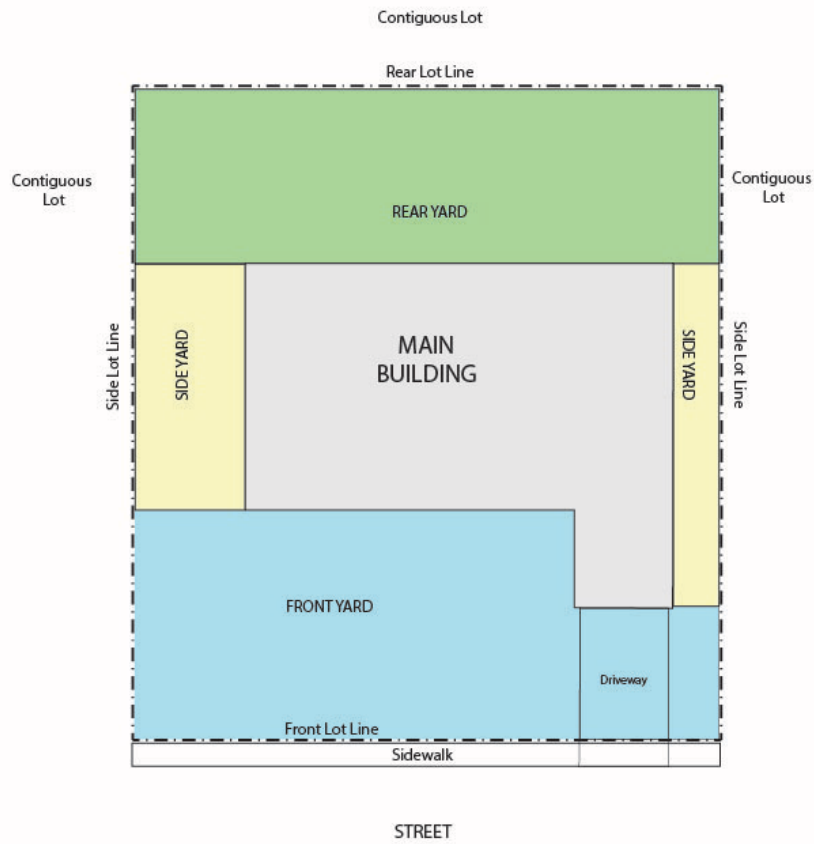
extending across the front of a lot and being contained within the front lot line, the front elevation of the main building and the side lot lines. (See Illustration A)

C. The rear yard of an interior lot is the area extending across the rear of a lot and being contained within the rear lot line, the rear elevation of the main building, the side lot lines and at the opposite end of the lot from the front lot line. (See Illustration A)

D. The side yard of an interior lot is the area extending along a side lot line and contained between the front and rear yards, the side lot line and the side elevation of the main building. (See Illustration A)

ILLUSTRATION A

Interior Lot



2. CORNER LOT:

Terms used in this subsection shall mean as follows:

A. A corner lot is a lot situated at the junction of, abutting on or facing two intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which is 135 degrees or less. Lot lines fronting, abutting or facing the streets shall be considered the front lot lines.

B. Corner lots have two front yards, as follows:

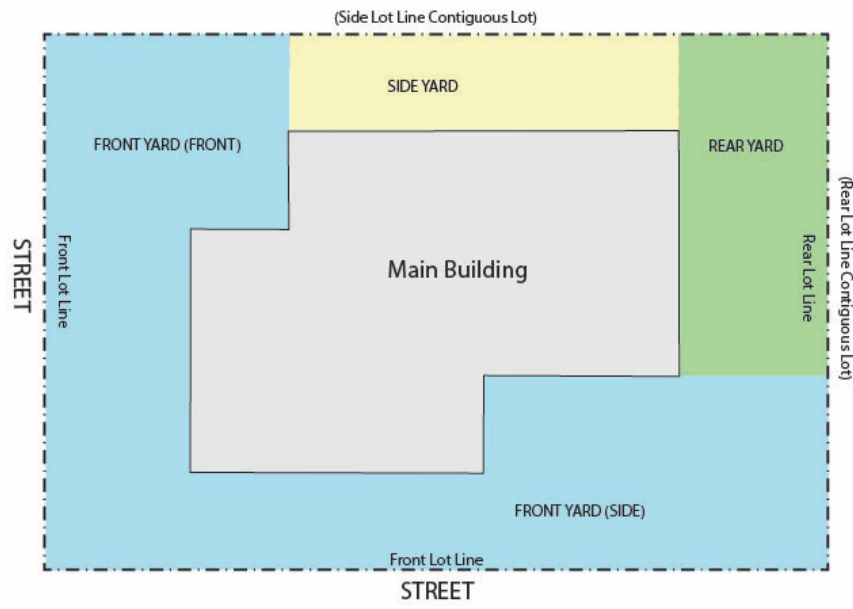
- (i) The front yard (front) is the area extending within and along the front lot lines to the side lot lines and then inward alongside lot lines to a point equal to that part of the main building (exclusive of projections) closest to the front lot lines and then continuing parallel to the front lot line and extending to the property line along the adjacent street. (See *Illustration B*)
- (ii) The front yard (side) is that area contained between the front yard (front), the rear lot line, the main building and the front lot line abutting the adjacent street. (See *Illustration B*)

C. The rear yard is the area extending across the rear of the lot and parallel to the street upon which the lot has its shortest dimension. Such area shall be within and extending along the rear lot line to a point equal to that part of the main building (exclusive of projections) closest to the front lot line and then inward from the rear lot line to that part of the main building and from the rear lot line along the side lot line to a point equal to that part of the main building (exclusive of projections) closest to the rear lot line and then inward from

the side lot line to that point of the building.
(See Illustration B)

D. The side yard is that area remaining after
establishing the front and rear yards or the area
extending along the side lot line and contained
between the front and rear yards, the main
building and the side lot line. (See
Illustration B)

ILLUSTRATION B
Corner Lot (Rear Yards Abutting)



3. THROUGH (INTERIOR) LOT:

Terms used in this subsection shall mean as follows:

A. Through (interior) lot is defined as a lot
that has a pair of opposite lot lines along two
more or less parallel streets and that is not a
corner lot. On an interior through lot, both lot
lines parallel to, fronting or facing a street
shall be considered the front lot lines.

B. Through (interior) lots have two front
yards, as follows:

(i) Front yard (front) is the area extending across the front of the lot and being contained within the front lot line, the side lot lines and the front of the main building. (See Illustration C)

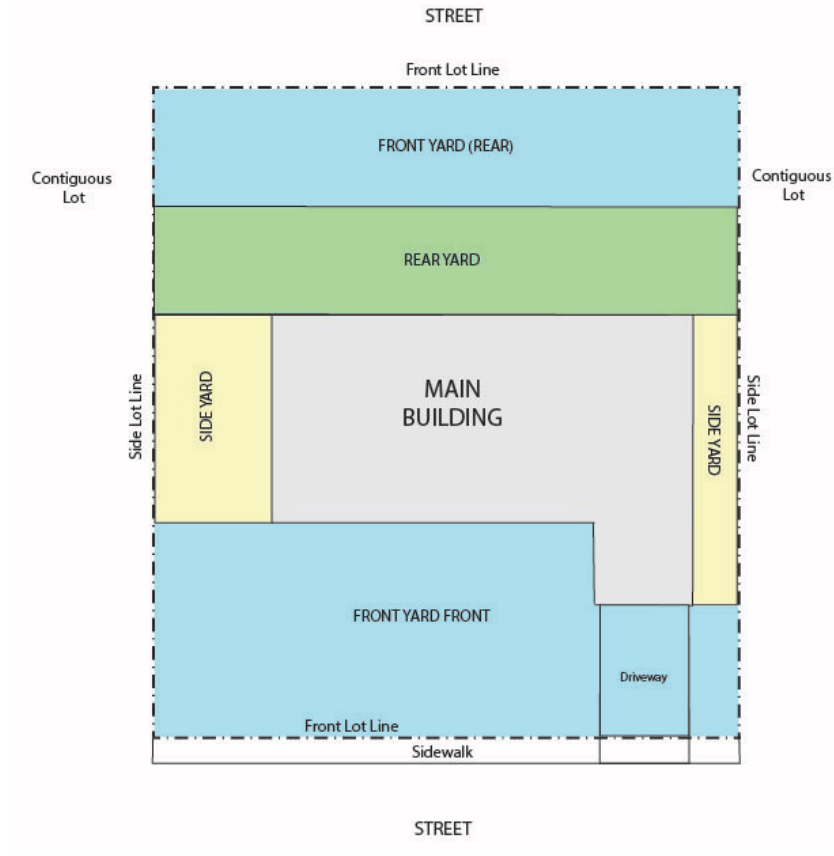
(ii) Front yard (rear) is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the side lot lines and for the minimum depth of front yard as required for the applicable zoning district. (See Illustration C)

C. Rear yard is the area remaining after determining the front yard (rear) and being contained within the side lot lines, the rear of the main building and front yard (rear). (See Illustration C)

D. Side yard is the area extending along a side lot and contained between the side lot line and the main building and the front yard (front) and the rear yard. (See Illustration C)

ILLUSTRATION C

Through (Interior) Lot



4. THROUGH (CORNER) LOT:

Terms used in this subsection shall mean as follows:

A. Through (corner) lot is defined as a lot which has a pair of opposite lot lines along two more or less parallel streets and has another lot line fronting or facing another street or roadway and has its side lot line adjoining or contiguous to another lot or lots. On the corner through lot, all lot lines parallel to, fronting or facing any street shall be considered the front lot lines.

B. Front yards in through (corner) lots shall have three front yards as follows:

(i) Front yard (front) is the area extending across the front of the lot with the least dimension and being contained within that front lot line, the front of the main building, the side lot line and its opposite front lot line. (See Illustration D)

(ii) Front yard (rear) is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the side lot line and the front yard (side) and for minimum depth of a front yard as required for the applicable zoning district. (See Illustration D)

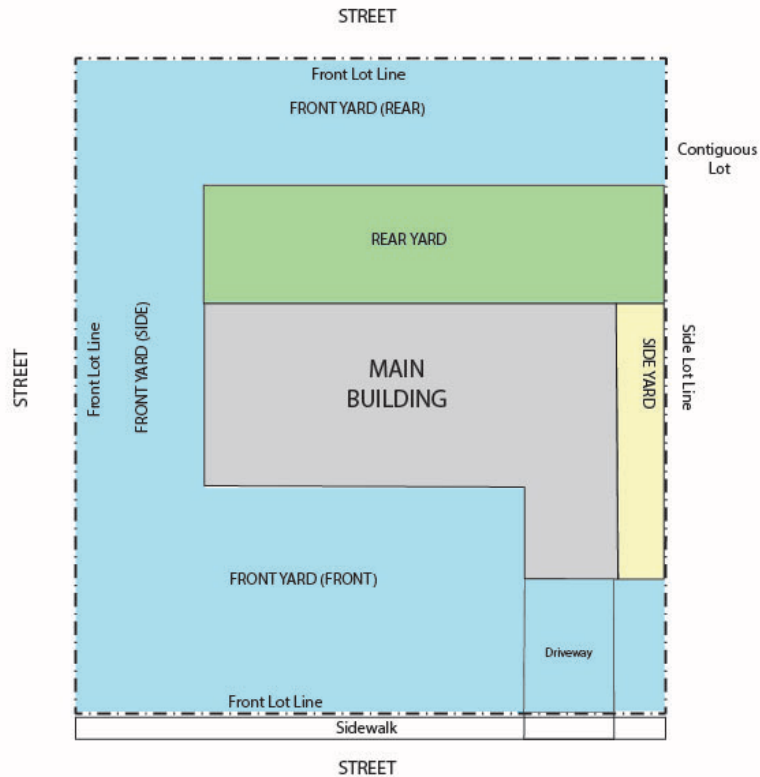
(iii) Front yard (side) is the area extending along the front of the lot with the greatest dimension and contained within the front yard (front), its front lot lines and the main building. (See Illustration D)

C. The rear yard is the area contained between the front yard (rear) and the main building and the side lot line and the front yard (side). (See Illustration D)

D. The side yard is the area extending along a side lot line and contained between the side lot line and the main building and the front yard (front) and the rear yard. (See Illustration D)

ILLUSTRATION D

Through (Corner) Lot



5. THROUGH (ENTIRE BLOCK) LOT:

Terms used in this subsection shall mean as follows:

A. Through (entire block) lot is a lot which has all its lot lines abutting, fronting on, or facing streets and which does not have any side lot lines. On a through lot (entire block), all lot lines abutting, fronting on or facing any street shall be considered the front lot lines.

B. A through lot (entire block) shall have four front yards as follows:

(i) One, front yard (front), is the area extending across the front of the lot with the least dimension and being contained

within the front lot line and the front of the building or buildings and the two front lines opposite from each other with the least dimension. (See Illustration E)

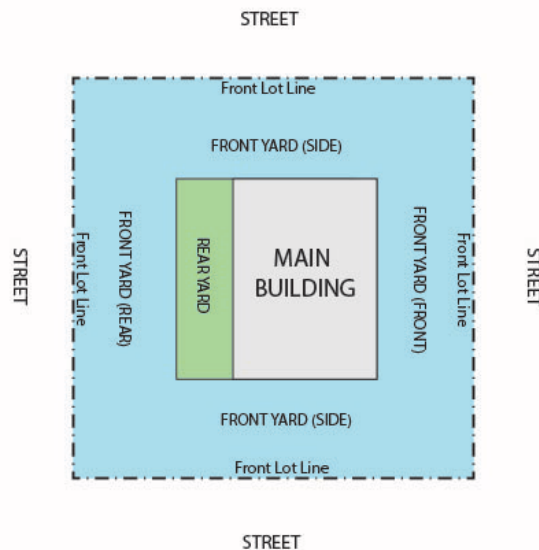
(ii) One, front yard (rear), is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the front yards (side), the rear yard and for the minimum depth of a front yard as required for applicable zoning district. (See Illustration E)

(iii) Two, front yards (side), each shall be the area extending along the front of the lot with the least dimension and contained within the front yard (front) and its front lot lines and the main building. (See Illustration E)

C. Rear yard is the area contained between the front yard (rear) and the main building and the two front yards (side). (See Illustration E)

ILLUSTRATION E

Through (Entire Block) Lot



15.11 REVERSED CORNER LOT

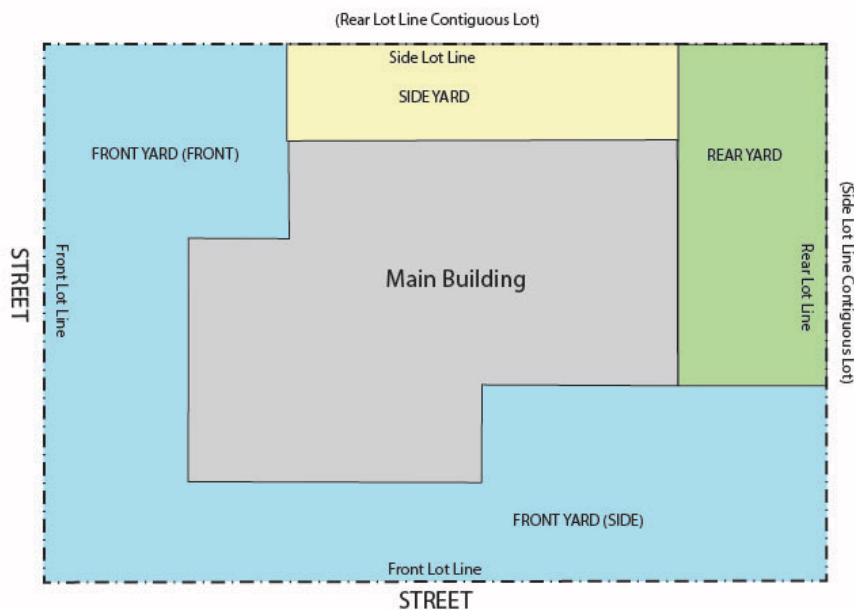
15.11-1 Terms used in this subsection shall mean as follows:

A. A reversed corner lot is the same as a corner lot except that its front lot line with the greatest dimension is substantially a continuation of the front lot lines of the interior lots to its rear, and its rear lot line adjoins or abuts the side lot line of the lot to its rear. Lot lines abutting, fronting or facing a street shall be considered the front lot lines.

B. Front yard, side yard and rear yard of a reversed corner lot is the same as the front yard, side yard and rear yard of a corner lot. (See Illustration F)

ILLUSTRATION F

Reverse Corner Lot (Rear & Side Yard Abutting)



SECTION 15

FENCES

15.1 GENERAL PROVISIONS:

15.1-1 *Permit Required:* No fence shall be constructed without a permit first having been properly issued in compliance with this section by the Village for fencing on any property within the Village. The fee for a fence permit shall be determined by the Board of Trustees.

15.1-2 *Plans Required:* The Community Development Department shall require such plans and drawings as deemed reasonably necessary prior to issuance of a permit to assure compliance with this Zoning Code.

15.1-3 *Code Compliance Required:* All fences shall be constructed in conformance with the ordinances of the Village. The Community Development Department shall inspect same for compliance.

15.1-4 *Barbed Wire: Dangerous Fences Prohibited:* With the exception of Section 15.8 no fence shall contain any barbed wire or be constructed in any way to potentially cause injury to any person.

15.1-5 *Maintenance:* All fences shall be maintained and kept in good condition.

15.1-6 *Airport District 1 Restrictions:* Fences in the AD-1 District shall be allowed only per the airport regulations described in Chapter 26 of the Municipal Code.

15.1-7 *Definitions:* See Section 3 for definitions of Front Yard, Front Yard (side), Front Yard (rear), Front Yard (front), Side and Rear Yards, Through Corner Lot, Reversed Corner Lot, Interior Lot, Corner Lot, Through Lot, and Through (entire block) Lot.

15.1-8 *Nonconforming Fences:* All fences heretofore lawfully constructed and not conforming to the provisions hereof are declared legal nonconforming structures and may continue to exist, but shall not be reconstructed, or

enlarged, and if rebuilt, must conform to existing codes.

15.1-9 *Prohibition:* No fence shall be permitted within any property front yard or front yard (front) , other than corner fences, as allowed within this Section.

15.2 CONSTRUCTION STANDARDS:

Section 15.2-1 *Standards:*

A. All fences shall be constructed of one or more of the following materials: suitable plastic material(PVC, vinyl, and composite), wood that is treated or a species that is naturally resistant to withstand decay and rot, chain link, decorative aluminum, wrought iron, or other suitable material as approved by the Community Development Director or his/her designee.

B. All rails and supports shall be on the inside of the fence, such that the decorative side of the fence shall face outward from the property enclosed. Supports may also be internal to the fence so that both sides of the fence have the same decorative appearance.

C. All fence post holes shall be a minimum of 42 inches deep for five foot and taller fences. All fences less than five feet in height, may have post holes that are only 36 inches deep. Posts shall be securely anchored in the ground with concrete.

D. Fences, other than decorative corner fences, four feet in height or greater are allowed to encroach six inches above the maximum height for posts or ornamental caps on posts.

E. Where chain link fences are allowed, they shall be maintained in good condition.

F. A gate shall be provided along at least one fence line adjacent to a public street to allow access for emergency response personnel. The gate shall be a minimum of 36 inches in width. The gate shall be mounted in such a manner that the gate swings over private property of the lot where it is located and not over the public right-of-way. All

gates provided for fencing around swimming pools must swing outward, away from the pool area.

15.3 PERMITTED FENCING

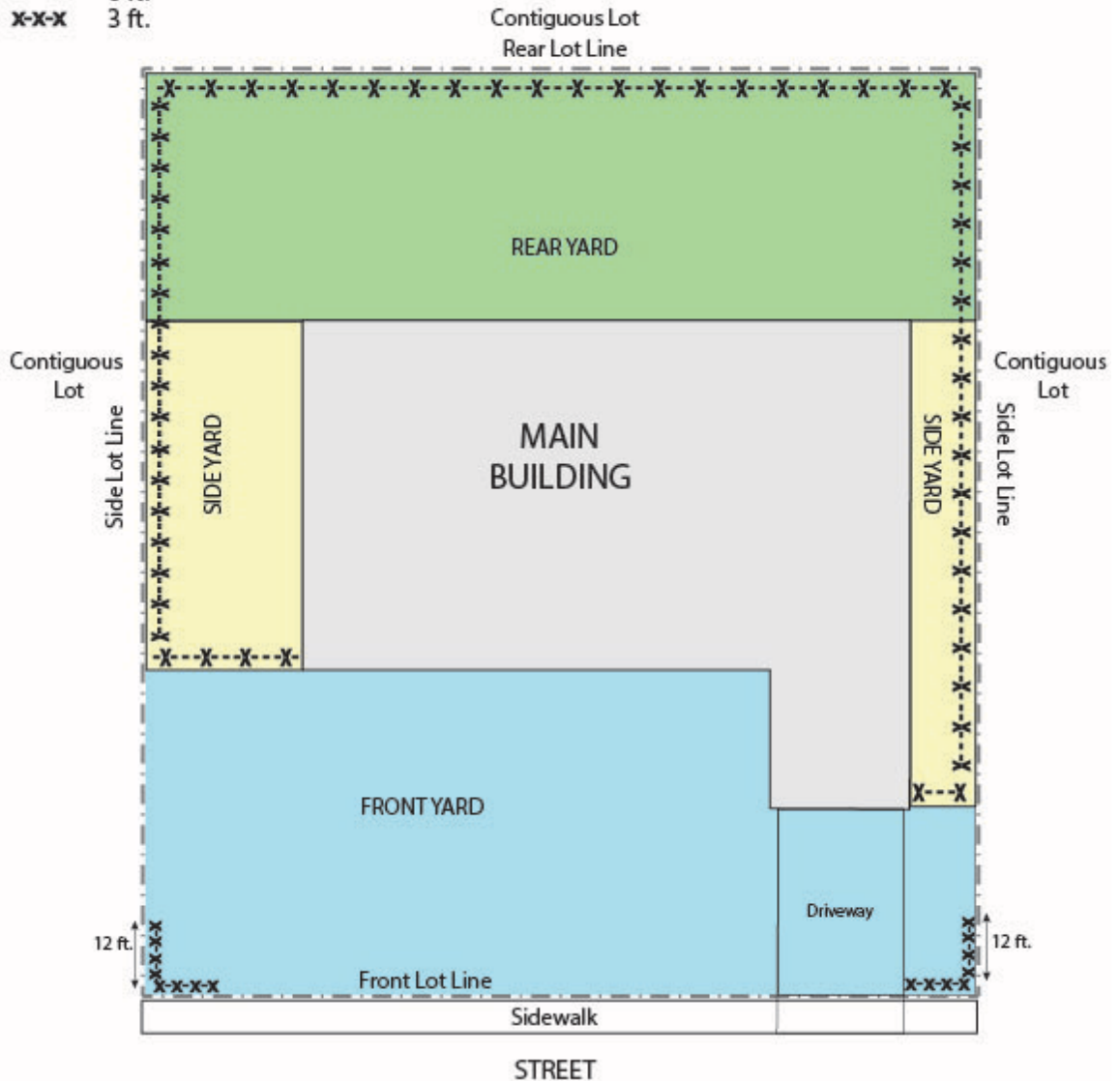
15.3-1 *Front yards:*

A. Corner fencing sections, such as split rails or pickets or other open type, shall be permissible, and shall be at least 50% permeable to light and air, shall not include any backing, shall not exceed 12 feet in length along each property line, and shall be a maximum of 3 feet in height. The two sections must join together at an angle running parallel to the respective lot lines to form a corner (corner section), but no corner section may be closer than 10 feet to another corner section (See Illustration A). Corner fencing shall also be allowed in the front yard (front) for corner lots.

ILLUSTRATION A

Interior Lot

Allowable Fence Height
 X--X 6 ft.
 x-x-x 3 ft.



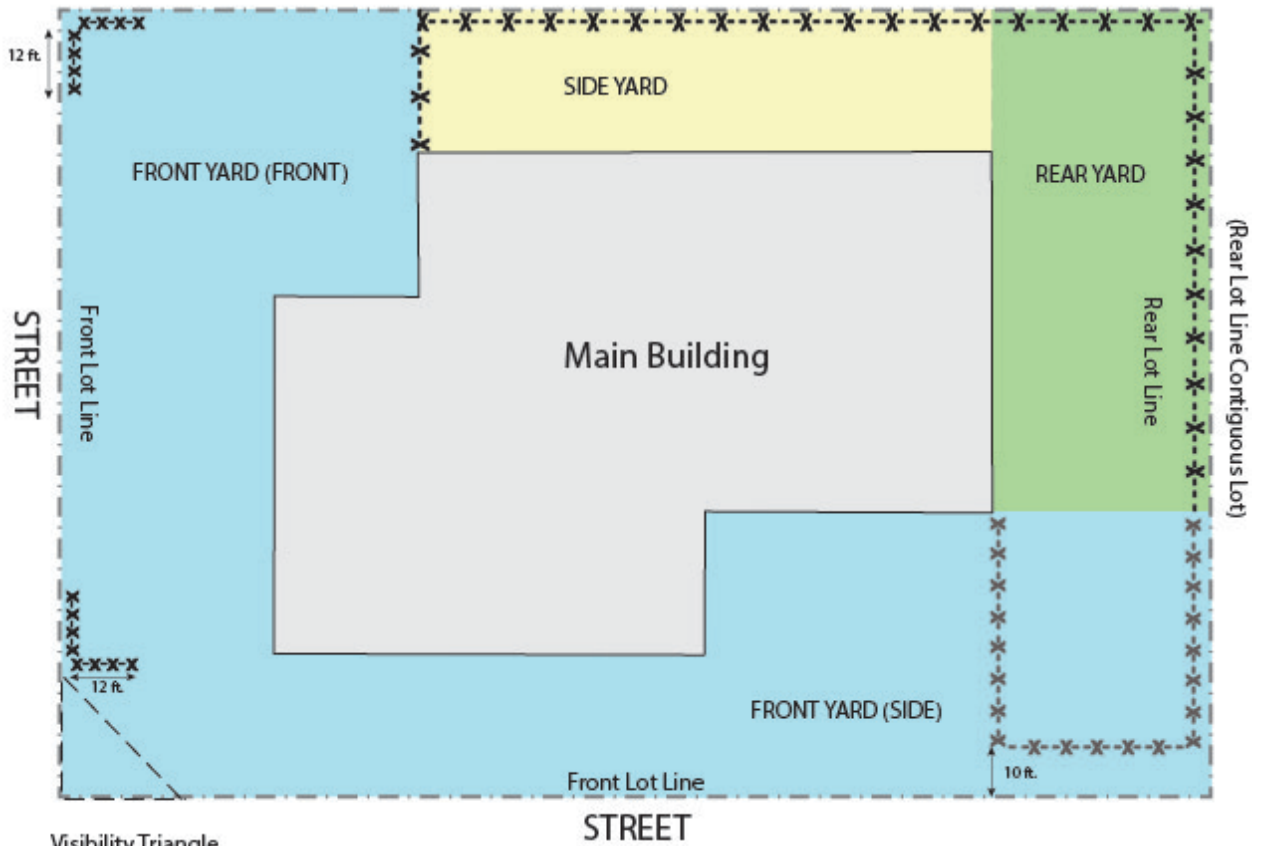
B. Fences within the front yard (side) which abut another front yard or front yard (side) **on a corner lot** may be up to 100 percent closed, shall not exceed four feet in height, and shall not be closer than 10 feet to the front yard or front yard (side) property line. The fence must also be located behind or in line with the rear elevation of the building. Up to an additional foot may be added to the top the fence that is at least 30% open (lattice), (See Illustration B).

ILLUSTRATION B

Corner Lot (Rear Yards Abutting)

Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- XXXX 3 ft.



Visibility Triangle

Corner Lot (Rear Yards Abutting) - Example

- Allowed Fence Height
- X--X 6 ft.
 - X-X 4 ft. plus bonus
 - XXXX 3 ft.



Visibility Triangle

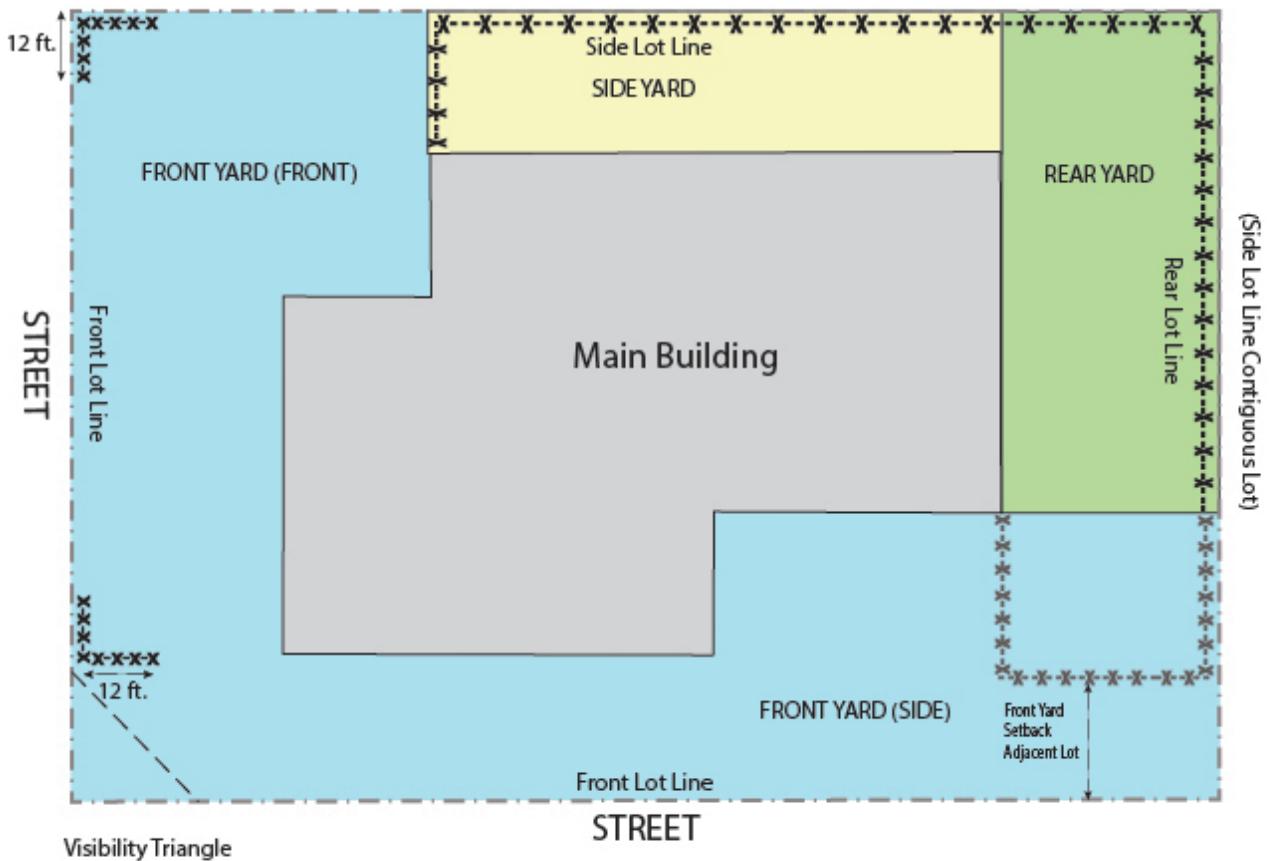
C. Fences within the front yard (side) which abut a front yard or front yard (front) on a **reversed corner lot** may be up to 100 percent closed, shall not exceed four feet in height, and shall not extend closer to the front lot line or front yard (side) lot line than the applicable front yard or front yard (front) building setback line of the adjacent lot. Fences shall be located behind or in line with the rear elevation of the building. Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice), (See Illustration C).




ILLUSTRATION C

Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- x-x-x-x 3 ft.

Reverse Corner Lot (Rear & Side Yard Abutting)



Allowed Fence Height	
	6 ft.
	4 ft. plus borrows
	3 ft.

Reversed Corner Lot (Rear & Side Yard Abutting) - Example



D. Fences within the *front yard (side)* on a **through (corner) lot** may be up to 100 percent closed shall not exceed four feet in height and shall not be closer to the front yard (side) property line than the required building setback line. Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice). Fences shall be located behind or in line with the rear elevation of the building.

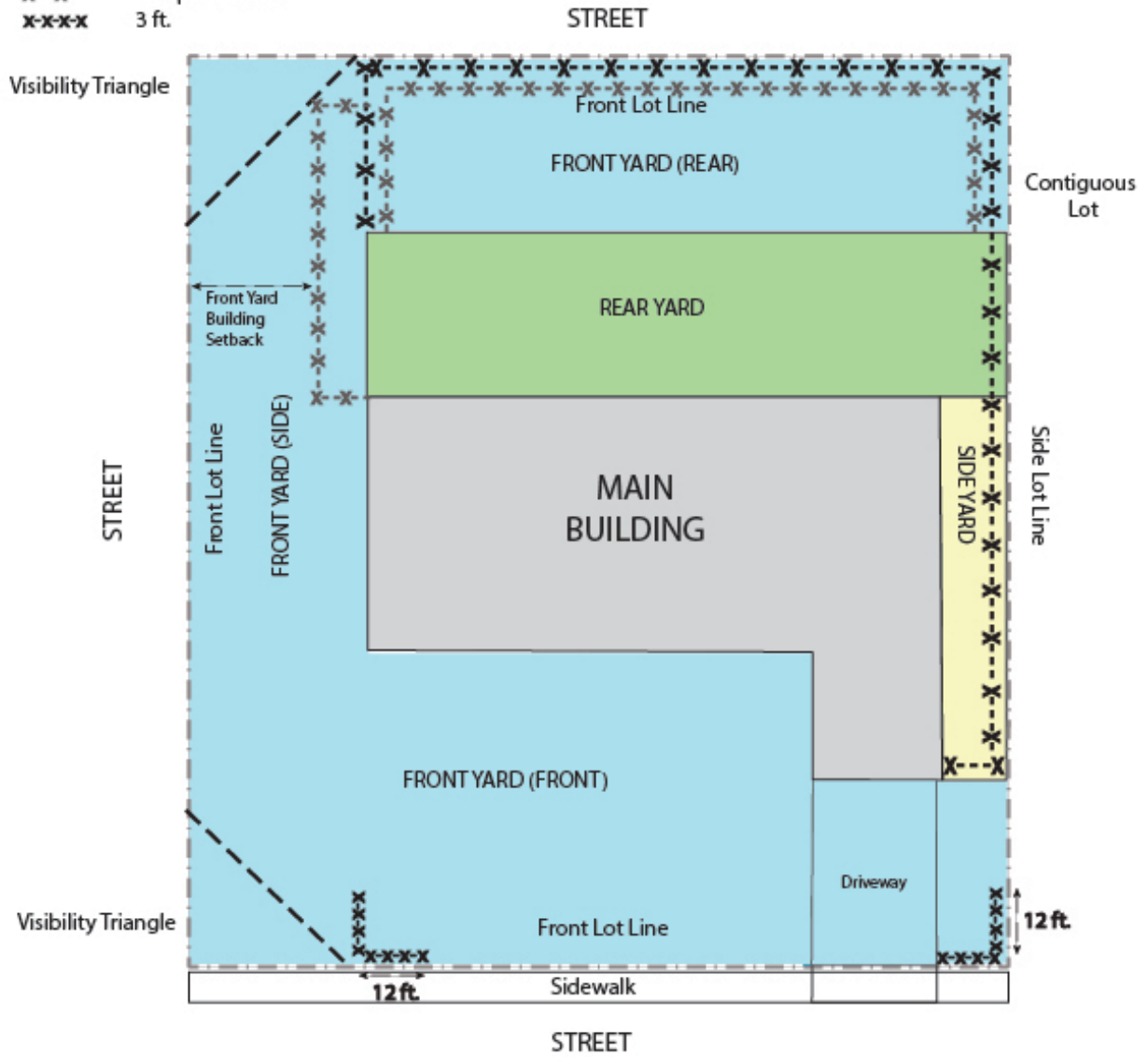
Fences contained within the front yard (rear) on a through (corner) lot, may be up to 100 percent closed and not exceed four feet in height. Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice). Fences contained within the Rear Yard or where a front yard (rear) is contiguous to another front yard (rear), may be 100 percent closed and shall not exceed 6 feet in height, exclusive of posts or ornamental caps on posts (See Illustration D).

ILLUSTRATION D

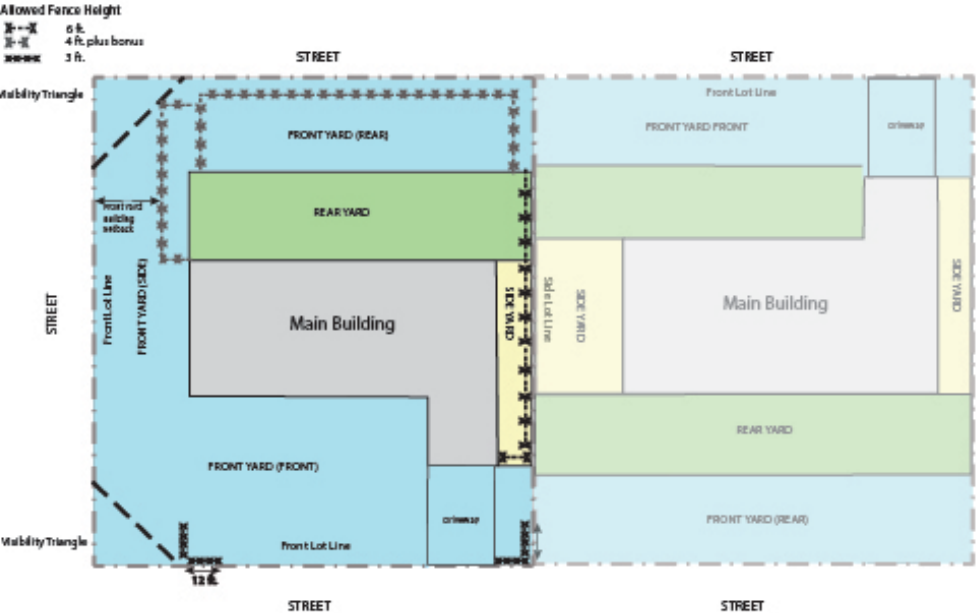
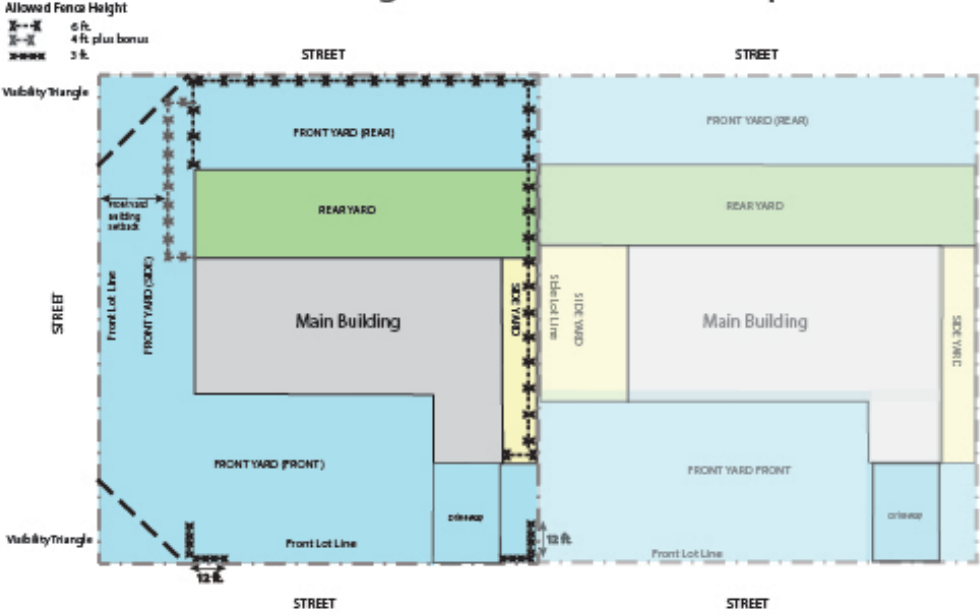
Through (Corner) Lot

Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- x-x-x-x 3 ft.



Through (Corner) Lot - Example



E. Fences contained within the front yard (rear) on an *interior through lot*, may be up to 100 percent closed and not exceed four feet in height if abutting a front yard or front yard (front). Up to an additional foot may be added to

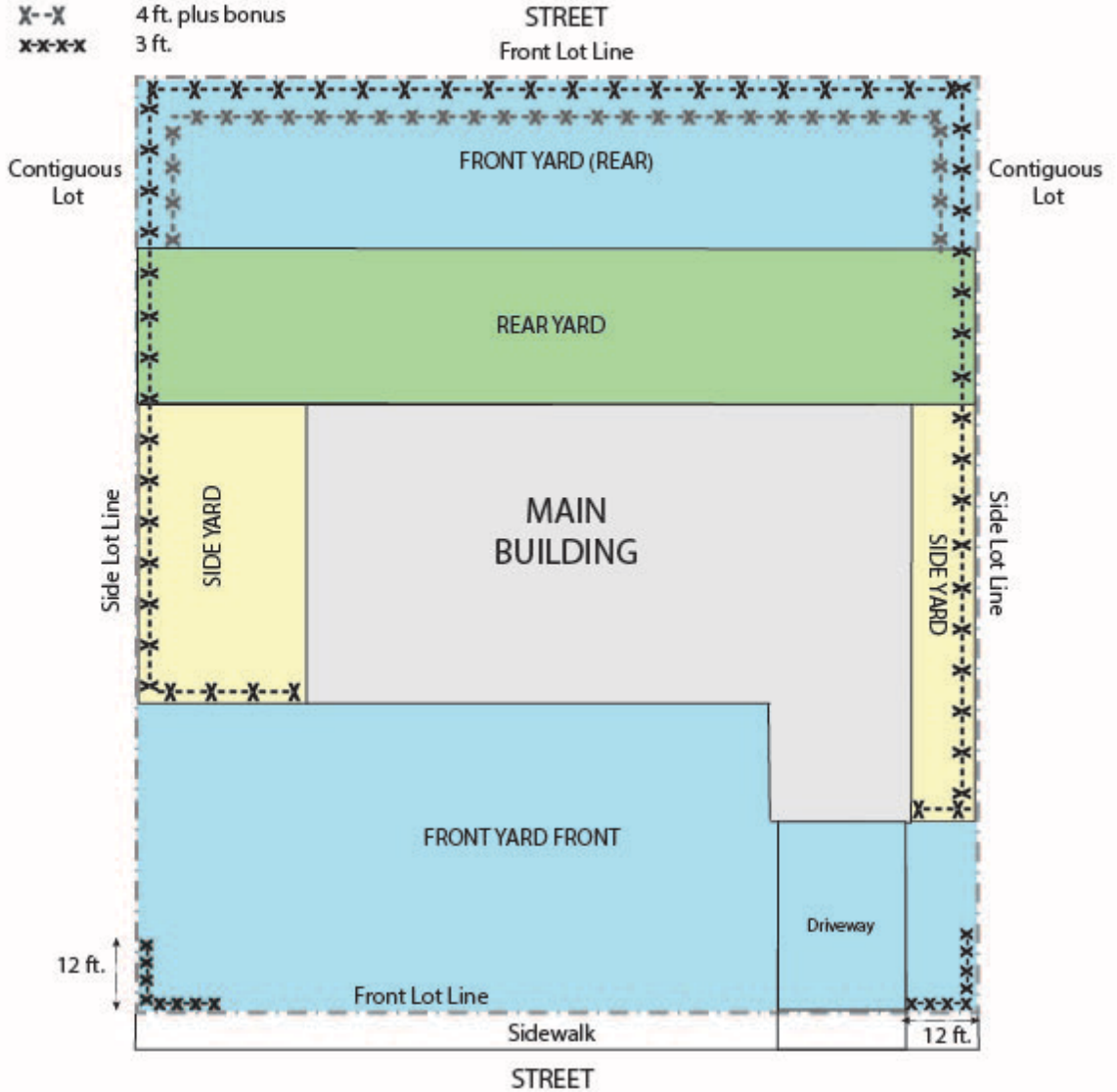
the top of the fence that is at least 30% open (lattice). Fences contained within the rear yard or where a front yard (rear) is contiguous to another front yard (rear) may be 100 percent closed and shall not exceed 6 feet in height, exclusive of posts or ornamental caps on posts (See Illustration E).

ILLUSTRATION E

Through (Interior) Lot

Allowed Fence Height

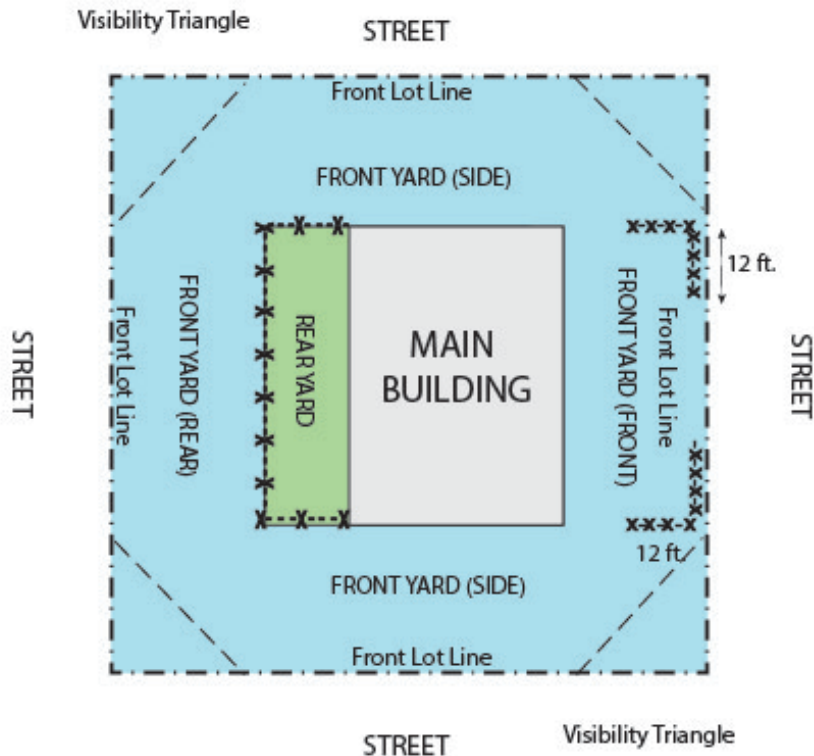
- X--X 6 ft.
- X-X 4 ft. plus bonus
- XXXX 3 ft.



F. Fences within the **rear yard on a through (entire block) lot** may be up to 100 percent closed and not exceed six feet in height (see Illustration F).

ILLUSTRATION F

Allowable Fence Height Through (Entire Block) Lot
 X--X 6 ft.
 x-x-x 3 ft.



G. No chain link shall be used in any residential front yard.

15.3-2 **Minor Variations:** The Community Development Director or designee shall have authority, but not the obligation, to grant minor or technical variations to these standards where: 1) conditions are physically unique and would result in a height variation of 6 inches or less; 2) approval of an open fence that meets the intent of 30% open or 50% open but does not exactly meet the requirement; 3) approval to locate a fence closer to a property line than allowed and/or up to a 10' deviation from a rear elevation alignment requirement, because of a physical obstruction that would prevent the placement of the fence in the required location. Any minor or technical variation shall be documented and presented to

the Planning and Zoning Commission at their next regular meeting for their information.

15.3-3 **Side and rear yards:** *Side yard and rear yard, fences, may be up to 100% closed, and shall not exceed six feet in height, provided that buffer fencing shall be permitted in accordance with the provisions of Section 15.6 of this Zoning Code. Fences in the rear yards of lots fronting the following four lakes shall be regulated per Section 15.9: Woods Creek Lake, Goose Lake, Willow Lake, and Lake Scott.*

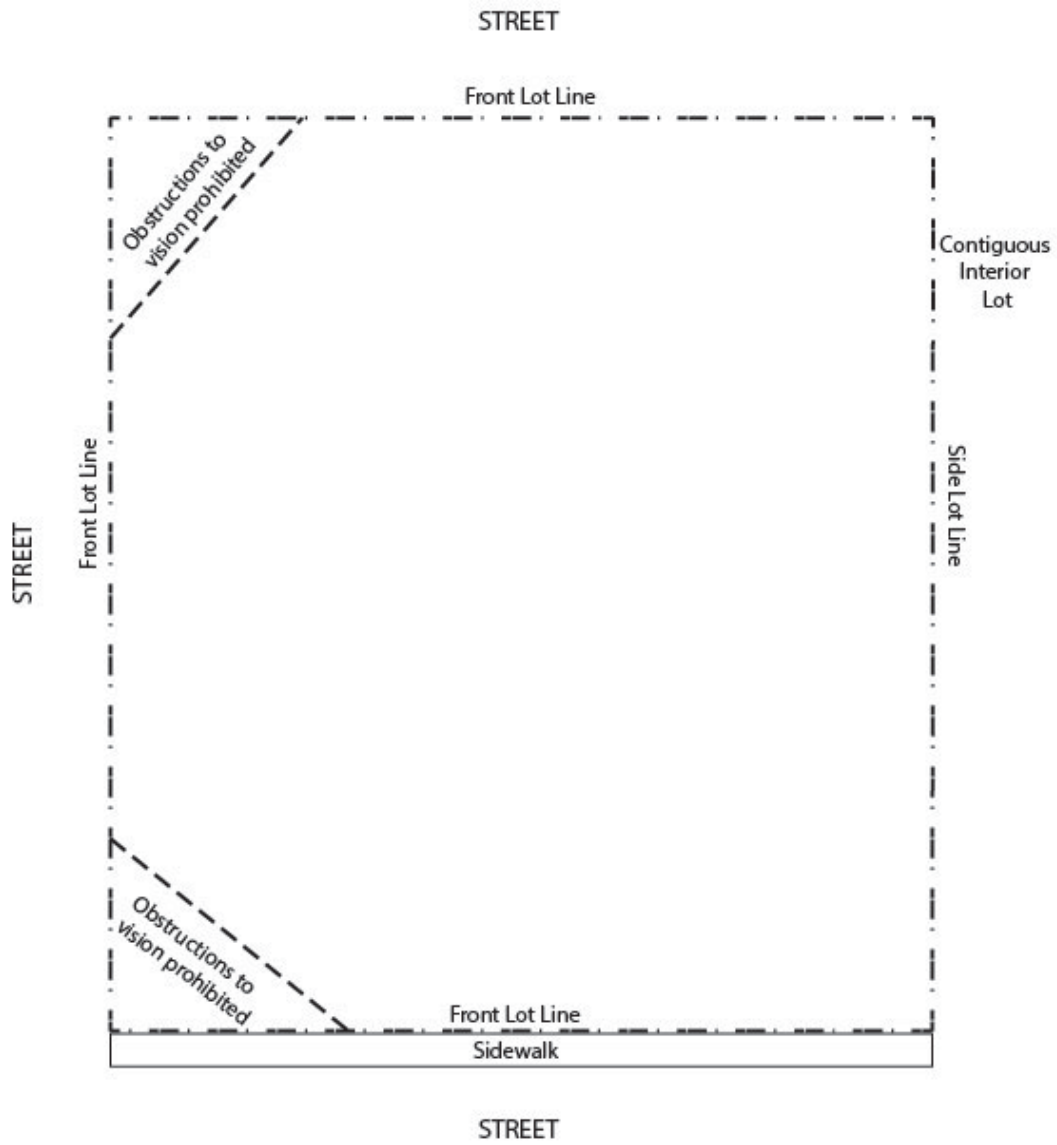
15.3-4 **Temporary Fencing:** *Temporary fencing for special events or constructions sites shall obtain a permit and follow Building and Fire Code safety standards for means of egress requirements and be securely mounted. Temporary fencing shall be of suitable materials and may consist of chain link and may be a maximum height of 8 feet.*

15.4 VISION OBSTRUCTIONS PROHIBITED:

No fence, screening, or other structure shall be constructed on any corner lot taller than 24 inches in height from curb level or street crown if located within the area of a sight-line triangle, two legs of which are a distance of 23 feet each when measured along each of the intersecting front lot lines and from the point where such lines intersect (See Illustration G). Distance is measured from lot line, or from road right-of-way where closer to building (lot line in right-of-way), or from edge of pavement where no right-of-way exists and edge of pavement is closer to building than lot line (lot line within roadway). Sight-line triangle distances may be increased by the Community Development Director in order to account for any unique site constraints which would necessitate increased sight-line distances.

ILLUSTRATION G

Vision Area - Corner Through Lot



15.5 EXEMPTIONS:

15.5-1 *Certain Institutional Fences:* Nothing in this Zoning Code shall prohibit the erection of an open mesh-type or chain-link fence for public parks, recreational areas, ballfields, public or private school sites, or property owned by any public utility or agency.

15.5-2 *Soil and Erosion Control:* Nothing in this Zoning Code shall prohibit the erection of soil and erosion control fencing around any disturbed area during construction.

15.5-3 *Snow Fencing:* Nothing in this Zoning Code shall prohibit the erection of snow fencing to control blowing snow between November 1 and April 1 on any property owned by any public utility or agency.

15.5-4 *Certain Terraces and Patios:* Open terraces and patios located in a rear yard may be enclosed by a solid fence not to exceed 72 inches in height and not extending more than 12 feet out from the principal building.

15.6 BUFFER FENCING ADJACENT TO BUSY STREETS:

15.6-1 *Defined:* Buffer fencing is defined as fencing along thoroughfares having a speed limit of 30 miles per hour or higher abutting a rear or front (rear) property line or designated rear yard which does not allow vehicular access to those thoroughfares from abutting lots or tracts.

15.6-2 *Clear Vision Areas:* When two streets intersect, a clear vision area must be maintained by measuring 23 feet from the intersecting lot lines, down each lot line and creating a diagonal line across the two points. This is known as the Clear View Triangle. Buffer fencing shall be located along property lines.

15.6-3 *Location:* Buffer fencing shall be located within 3 to 4 inches back from the property line outside of any required easements.

15.6-4 *Material:* Buffer fencing shall be constructed entirely of sturdy and durable materials such as cedar, or pressure-treated wood, metal, vinyl, or composite materials.

15.6-5 *Height; Style:* Buffer fencing shall be permitted up to a maximum of 6 feet in height and may be a solid style fence.

15.6-6 *Gates:* Permitted gates shall be constructed of the same material and style of the Buffer fencing but shall be of the same construction as the fence.

15.6-7 *Connection of Interior Fencing:* Where Buffer fencing is installed; interior fencing is permitted to be extended and connected to the Buffer fencing. *Where two fences of differing heights intersect, the taller fence shall taper down to the shorter fence at a 1 to 1 slope.*

15.7 DOG POUNDS, RUNS & ENCLOSURES:

15.7-1 *Rear Yard and Front Yard (Rear) Only; Lot Line Limitation:* Dog enclosures shall be permitted only in rear and front (rear) yards and shall be located not closer than 10 feet to any lot line, except for rear lot lines along front (rear) yards.

15.7-2 *Construction Standards:* Such enclosures shall be constructed of fencing that is at least 30 percent open, shall not exceed six feet in height and shall not exceed a total of 50 square feet.

15.7-3 *Number Limited:* Only one such enclosure shall be permitted per zoning lot.

15.8 SEPARATION WALLS/FENCING (MULTIPLE FAMILY, BUSINESS, MANUFACTURING PROPERTY):

15.8-1 *Separation Fence Required if Abutting Residential:* Whenever a business abuts a residential area, there shall be erected a wall or durable solid fence at least six feet in height and maintained in good condition. Separation fencing will not be required when perimeter fencing, as required in Section 26, is deemed adequate and comparable screening by the Community Development Director or designee.

15.8-2 *Standard in not Abutting Residential:* Whenever a business or manufacturing zoned property does not abut a residential area, a fence no more than eight feet in height, may be erected in side or rear yards. A three-strand barbed wire extension, not exceeding eighteen inches is permissible, provided it does not encroach upon a neighboring property and is placed on top of a fence a least six feet in height.

15.8-3 Whenever a duplex, townhouse, condominium or any other multiple family zoned property abuts single family zoned property, a six-foot-high board on board cedar or pressure treated wood fence or approved vinyl, PVC, or metal fence shall be erected between the two areas. Separation fencing will not be required when perimeter fencing, as required in Section 26, is deemed adequate and comparable screening by the Community Development Director or designee.

15.9 LAKEFRONT FENCING:

15.9-1 *Defined:* Lakefront fencing is defined as fencing that is located in the rear yards of lots that abuts one of the following four lakes: Woods Creek Lake, Goose Lake, Willow Lake, and Lake Scott.

15.9-2 *Height:* The maximum height for any lakefront fencing shall be 4 feet exclusive of posts or ornamental objects.

15.9-3 *Setback:* The minimum setback for lakefront fencing is 15 feet from the shoreline or property line, whichever is closest to the principal structure on the lot at the time of permit.

15.9-4 *Percent Open:* Lakefront fencing shall be at least 50% open as viewed at 90 degrees.

15.9-5 *Type of Fences:* Lakefront fencing shall be restricted to vertical pickets or split rails.

15.10 Fence Reference Table:

See Table 15.10 as a reference guide to standards and requirements listed in this Section. Table 15.10 is to be used in conjunction with these standards and is not meant to provide exception or waiver for any standard not listed therein. Should there be any conflict between Table 15.10 and the regulations, text and Illustrations, contained in this Section, the regulations and Illustrations shall take precedence.

Table 15.10 Fences - Reference Table

Yard Fencing								
Lot Type	Allowable Opacity	Allowable Height	Offsets (Distance from lot line)		Alignment/Location relative to building	Bonus Foot for Lattice Allowed (Yes/No)	Vision Triangles Apply (Yes/No)	Corner Fencing Allowed (Yes/No)
			Distance	From Lot Line Type				
Interior Lot							Section 15.4	Section 15.3-1
Front	-	-	-	-	-	No	No	Yes
Side	100%	Up to 6'	-	-	-	No	No	No
Rear	100%	Up to 6'	-	-	-	No	No	No
Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (side)	100%	Up to 4'	10' or more	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Reversed Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (front)	100%	Up to 4'	Front yard (front) building setback of adjacent property	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Through Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side)	100%	Up to 4'	Front yard (side) building setback line	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Interior Through Lot								
Front yard (front)	-	-	-	-	-	No	No	Yes
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Entire Block Through Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side)	-	-	-	-	-	No	Yes	No
Front yard (rear)	-	-	-	-	-	No	Yes	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No

SECTION 15

FENCES

15.1 15.1 GENERAL PROVISIONS:

15.1-1- Permit Required: No fence shall be constructed without a permit first having been properly issued therefor in compliance with this section by the Village; ~~provided, however, that no permit shall be required for the installation of sections of decorative fencing in a front yard on any property within the Village.~~ The fee for a fence permit shall ~~be determined~~determined by the Board of Trustees.

15.1-2- Plans Required: The ~~Community Development Division~~Department shall require such plans and drawings as deemed reasonably necessary prior to issuance of a permit to assure compliance with this Zoning Code.

15.1-3- Code Compliance Required: All fences shall be constructed in conformance with the ordinances of the Village. The Community Development ~~Division~~Department shall inspect same for compliance.

15.1-4- Barbed Wire⁷: Dangerous Fences Prohibited: ~~With~~ the exception of Section 15.14-28 no fence shall contain any barbed wire or be constructed in any way ~~so as~~ to potentially cause injury to any person.

15.1-5- Maintenance: All fences shall be maintained and kept in good condition.

15.1-6- Airport District 1 Restrictions: Fences in the AD-1 District shall be allowed only per the airport regulations described in Chapter 26 of the Municipal Code.

15.1-7 Definitions: See Section 3 for definitions of Front Yard, Front Yard (side), Front Yard (rear), Front Yard (front), Side and Rear Yards, Through Corner Lot, Reversed Corner Lot, Interior Lot, Corner Lot, Through Lot, and Through (entire block) Lot.

15.1-8 Nonconforming Fences: All fences heretofore lawfully constructed and not conforming to the provisions hereof are declared legal nonconforming structures and may

continue to exist, but shall not be reconstructed, or enlarged, and if rebuilt, must conform to existing codes.

15.1-9 Prohibition: No fence shall be permitted within any property front yard or front yard (front) , other than corner fences, as allowed within this Section.

15.2 15.2 CONSTRUCTION STANDARDS:

Section 15.2-1 Standards:

~~A.~~ A. All fences shall be constructed of one or more of the following materials: suitable plastic material ~~(PVC, vinyl, and composite)~~, wood that is treated or a species that is naturally resistant to withstand decay and rot, chain link, decorative aluminum, wrought iron, or other suitable material ~~as approved by the Community Development Director or his/her designee.~~

~~B.~~ B. All rails and supports shall be on the inside of the fence, such that the decorative side of the fence shall face outward from the property enclosed. Supports may also be internal to the fence so that both sides of the fence have the same decorative appearance.

~~C.~~ C. All fence post holes shall be a minimum of 42 inches deep for five foot and taller fences. All fences less than five feet in height, may have post holes that are only 36 inches deep. Posts shall be securely anchored in the ground with concrete.

~~D. Chain link used in fences that are erected in areas zoned residential and agricultural shall not be less than 11 gauge. Chain link used in fences that are erected in areas zoned for business and manufacturing shall not be less than 9 gauge.~~

D. Fences, other than decorative corner fences, four feet in height or greater are allowed to encroach six inches above the maximum height for posts or ornamental caps on posts.

E. Where chain link fences are allowed, they shall be maintained in good condition.

~~E.~~ F. A gate shall be provided along at least one fence line adjacent to ~~thea~~ public street to allow access for emergency response personnel. The gate shall be a minimum of 36 inches in width. The gate shall be mounted in such a manner that the gate swings over private property of the lot where it is located and not over the public right-of-way. All gates provided for fencing around swimming pools must swing outward, away from the pool area.

~~15.3~~ **15.3 PERMITTED FENCING**

15.3-1 *Front yards:*

A. ~~Decorative corner~~Corner fencing sections, such as split rails or pickets or other open type, shall be permissible, and shall be at least 50% permeable to light and air, shall not include any backing, shall not exceed 12 feet in length along each property line, and shall be a maximum of 3 feet in height and at least 70 percent open. Two. The two sections must join together at a 120-degree angle or less running parallel to the respective lot lines to form a corner (corner section), but no corner section may be closer than 10 feet to another corner section (See Illustration A). Corner fencing shall also be allowed in the front yard (front) for corner lots.

~~Fence, other than decorative corner fence,~~

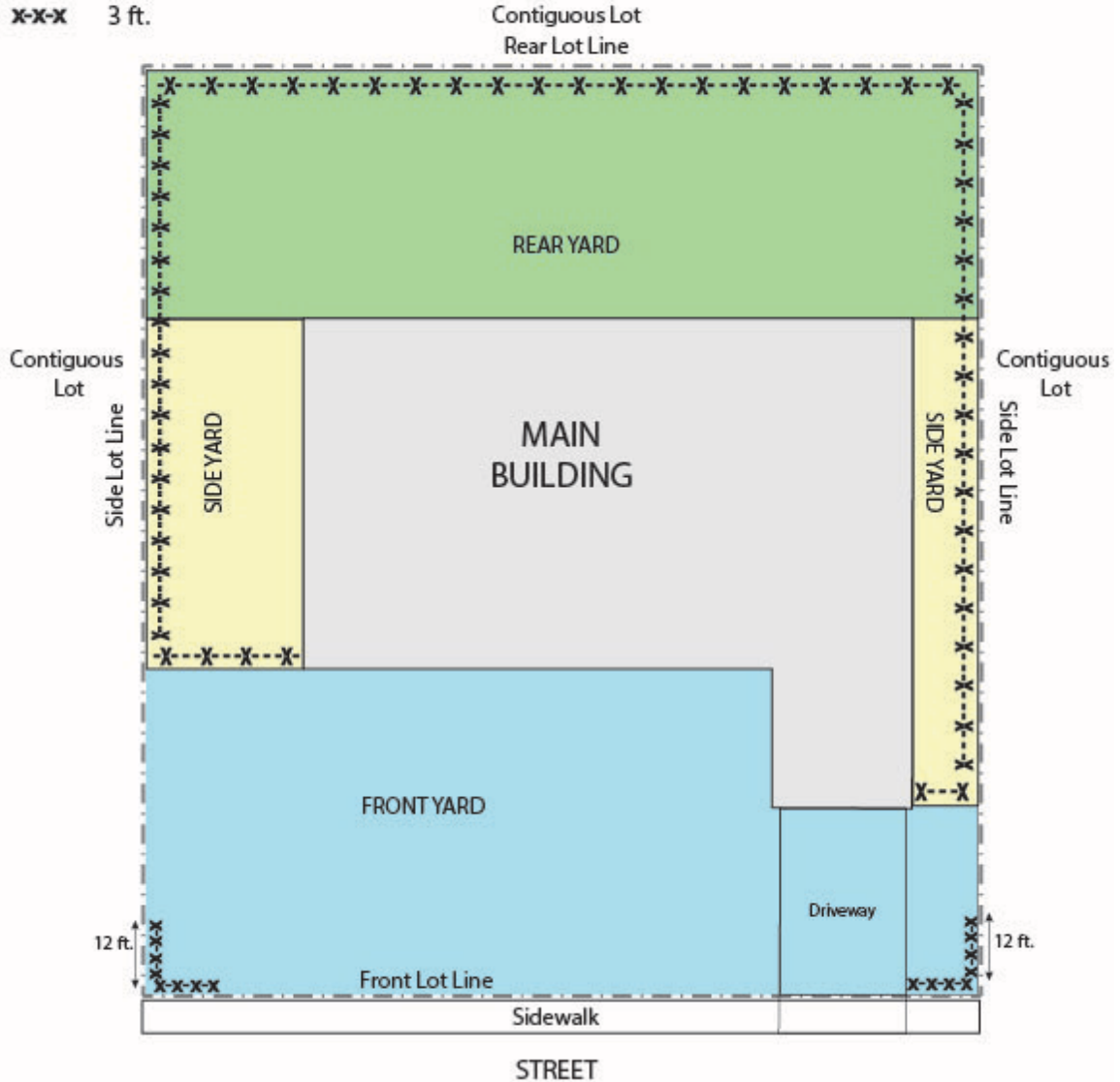
ILLUSTRATION A

Interior Lot

Allowable Fence Height

X--X 6 ft.

X-X-X 3 ft.



~~B. B. Fence, other than decorative corner fence, within the front yard (side) which abuts another front yard (side) shall be at least 30 percent open, not exceeding five feet in height exclusive of posts or ornamental objects on posts, provided the fence is not closer than ten feet to the property line plus starts and ends at a rear yard.~~

~~CB. Fence, other than decorative corner fence, within the front yard (side) on a reversed corner lot corner lot may be up to 100 percent closed,~~

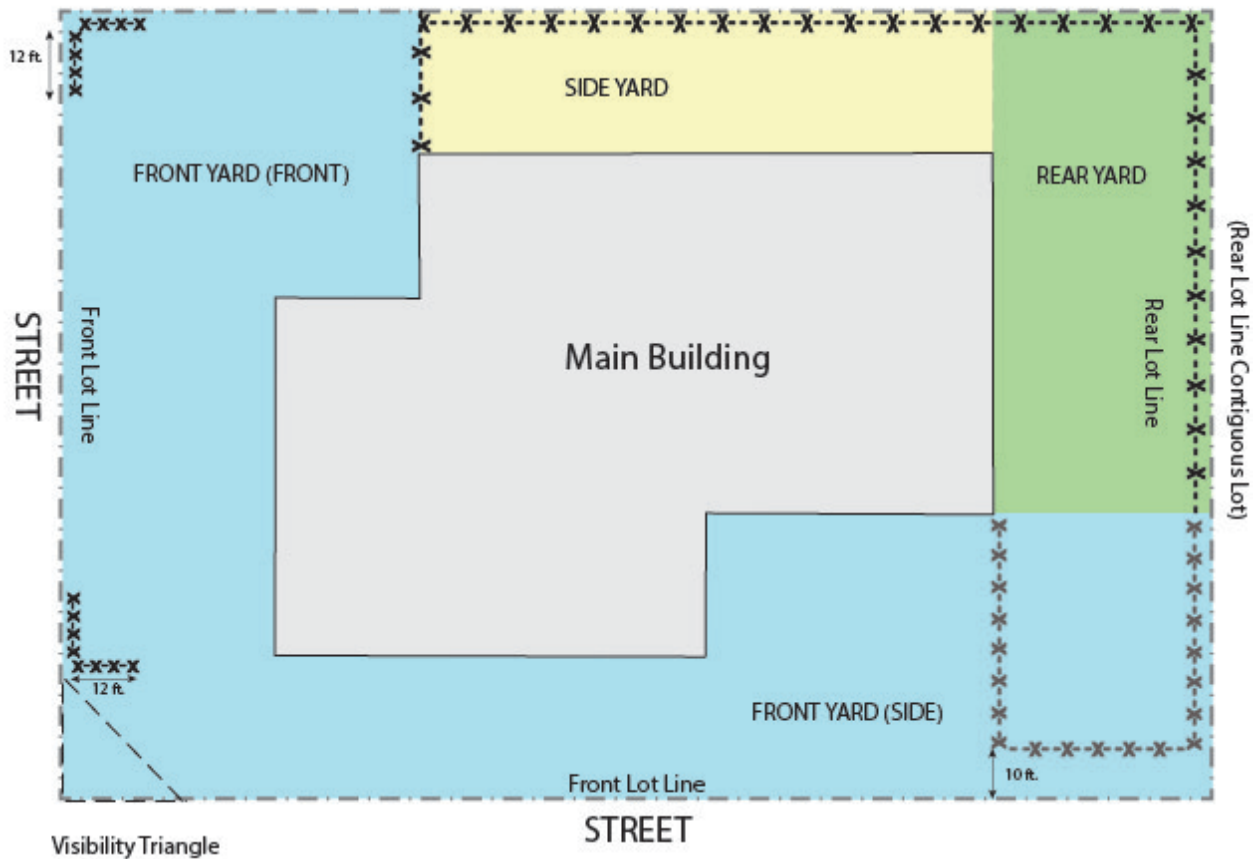
shall not exceed four feet in height, and shall not be at least 30 percent open, not exceeding five feet in height exclusive of posts or ornamental objects on posts, provided the fence is not closer than ten feet to the front yard or front yard (side) property line along the street and starts and end at a rear yard. The fence shall not extend closer to the front lot line than the width of the front yard (front) of the adjacent lot. must also be located behind or in line with the rear elevation of the building. Up to an additional foot may be added to the top the fence that is at least 30% open (lattice), (See Illustration B).

ILLUSTRATION B

Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- X-X-X 3 ft.

Corner Lot (Rear Yards Abutting)



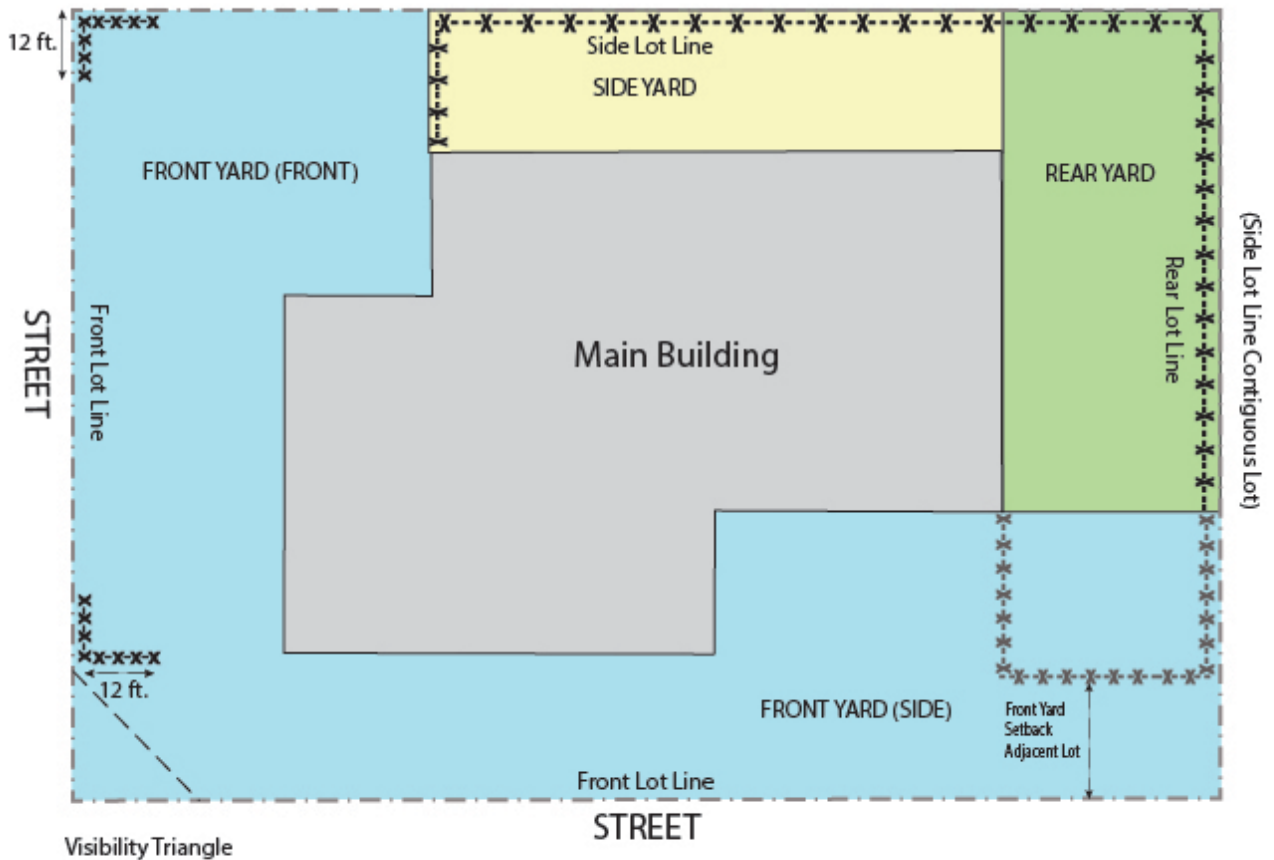
C. Fences, other than decorative corner fence, within the front yard (side) which abut a front yard or front yard (front) on a **reversed corner lot** may be up to 100 percent closed, shall not exceed four feet in height, and shall not extend closer to the front lot line or front yard (side) lot line than the applicable front yard or front yard (front) building setback line of the adjacent lot. Fences shall be located behind or in line with the rear elevation of the building. Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice), (See Illustration C).

ILLUSTRATION C

Reverse Corner Lot (Rear & Side Yard Abutting)

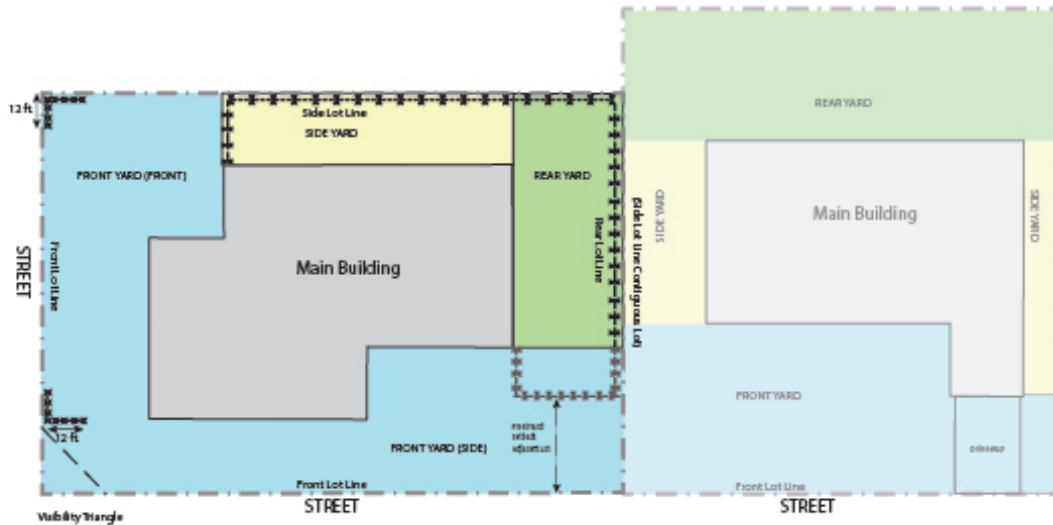
Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- x-x-x-x 3 ft.



Allowed Fence Height
 6 ft.
 4 ft. plus bonus
 3 ft.

Reversed Corner Lot (Rear & Side Yard Abutting) - Example



~~D. Fences, other than decorative corner fence, within the front yard (side) on a through (corner) lot shall may be at least 30 up to 100 percent open, closed shall not exceeding five exceed four feet in height exclusive of posts or ornamental objects on posts, provided the fence is not closer than ten feet to the property line and starts and ends at a rear yard. The fence shall not extend beyond the rear most line of the rear yard. Where and shall not be closer to the front yard (side) property line than the interior fence is taller and adjoining fence shorter, required building setback line. Up to an additional foot may be added to the change in grade shall taper in height to match the adjoining section. (See Illustration I) top of the fence that is at least 30% open (lattice). Fences shall be located behind or in line with the rear elevation of the building.~~

Fences contained within the front yard (rear) on a through (corner) lot, may be up to 100 percent closed and not exceed four feet in height. Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice). Fences contained within the Rear Yard or where a front yard (rear) is contiguous to another front yard (rear), may be 100 percent closed and shall not

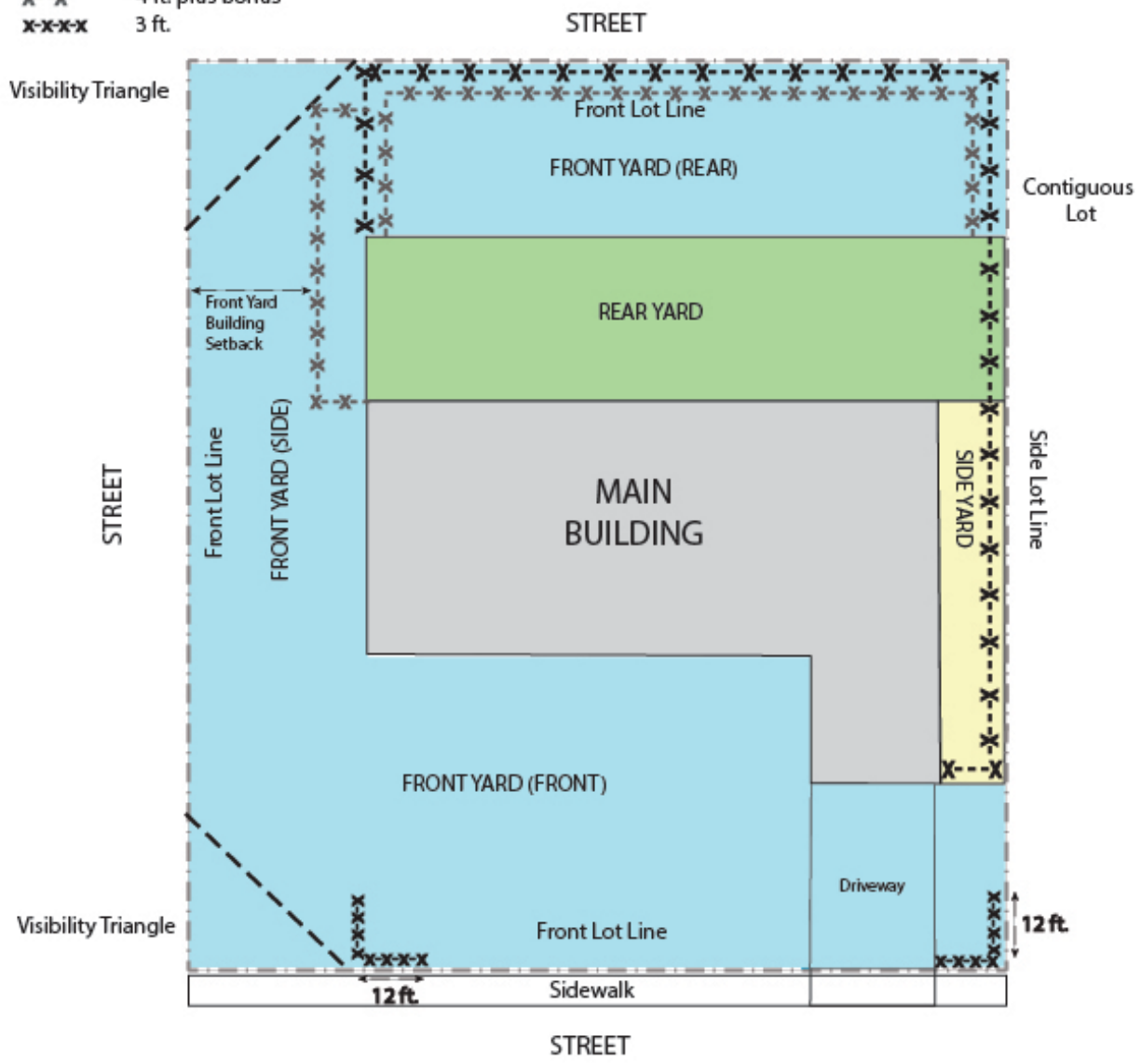
exceed 6 feet in height, exclusive of posts or ornamental caps on posts (See Illustration D).

ILLUSTRATION D

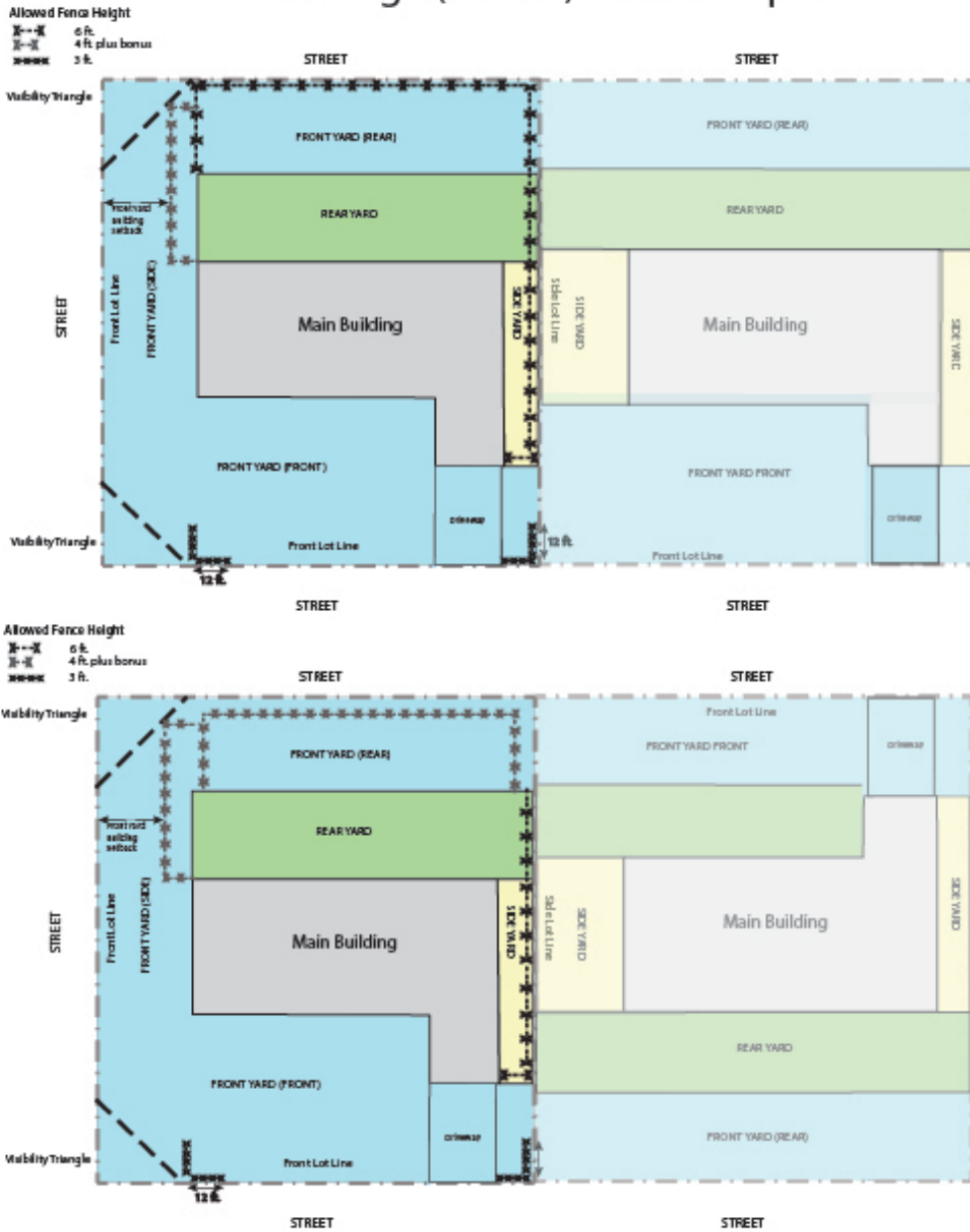
Through (Corner) Lot

Allowed Fence Height

- X--X 6 ft.
- X-X 4 ft. plus bonus
- x-x-x-x 3 ft.



Through (Corner) Lot - Example

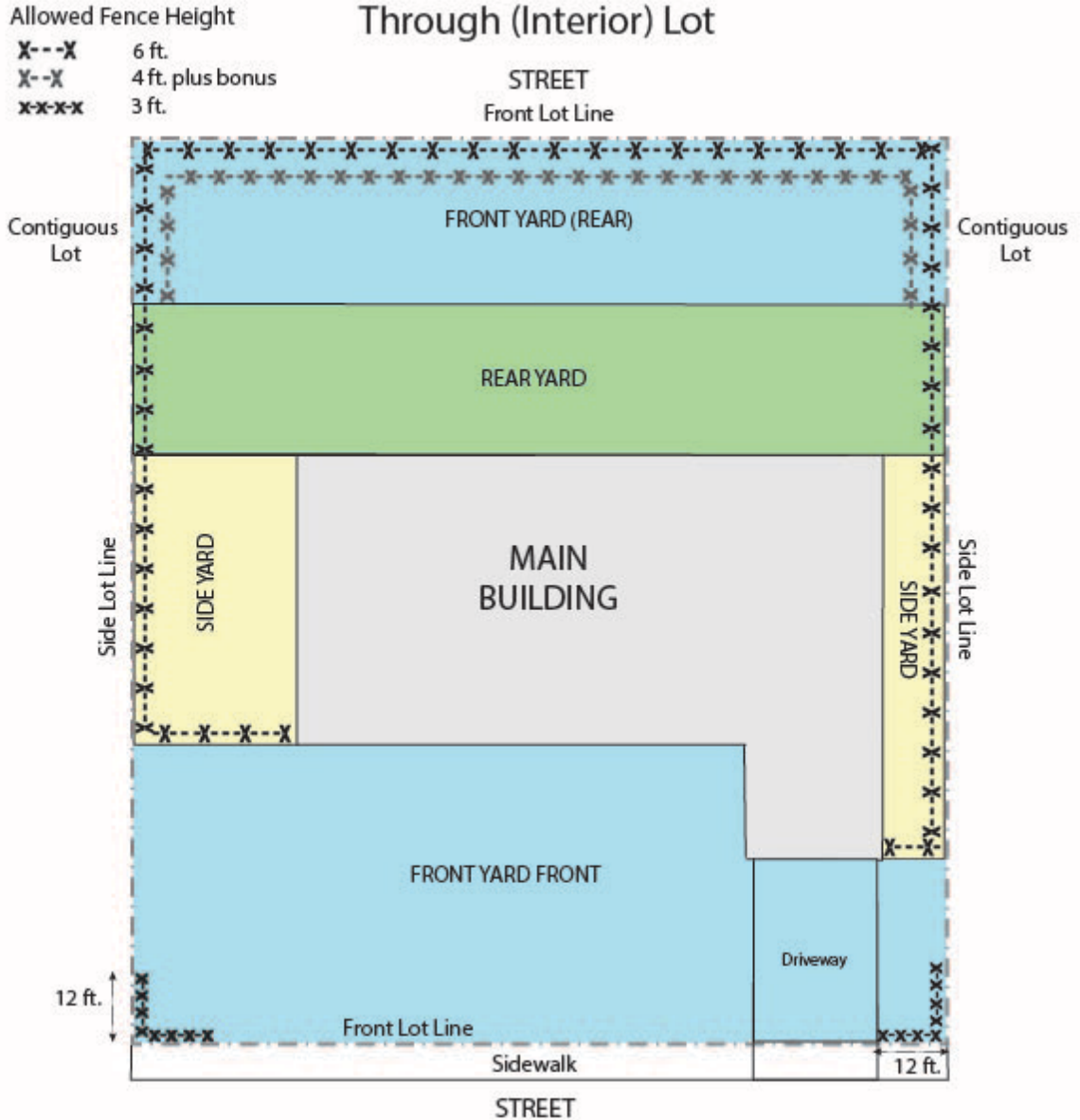


E. Fences contained within the front yard (rear) on an interior through lot, may be up to 100 percent closed and not exceed four feet in height if abutting a front yard or front yard (front). Up to an additional foot may be added to the top of the fence that is at least 30% open (lattice). Fences contained within the rear yard or where a

front yard (rear) is contiguous to another front yard (rear) may be 100 percent closed and shall not exceed 6 feet in height, exclusive of posts or ornamental caps on posts (See Illustration E).

ILLUSTRATION E

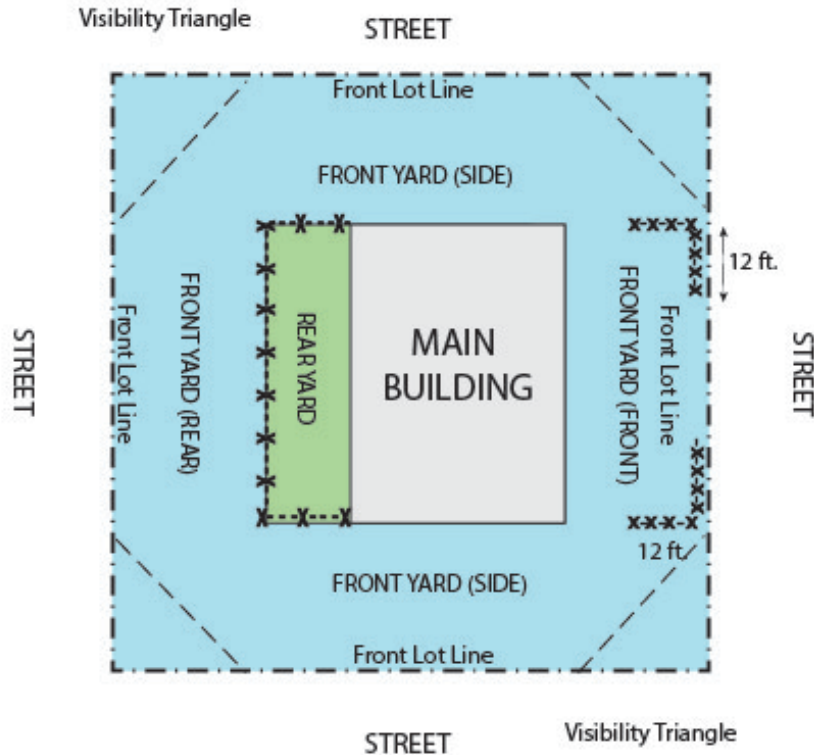
Through (Interior) Lot



F. Fences within the **rear yard on a through (entire block) lot** may be up to 100 percent closed and not exceed six feet in height (see Illustration F).

ILLUSTRATION F

Allowable Fence Height Through (Entire Block) Lot
 X--X 6 ft.
 x-x-x 3 ft.



~~D. E. Where the interior fence is taller and adjoining fence shorter, the change in grade shall taper in height to match the adjoining section. (See Illustration I)~~

G. ~~F.~~ No chain link shall be used in any residential front yard.

15.3-2 **Minor Variations:** The Community Services Development Director or designee shall have authority, but not the obligation, to grant a variation minor or technical variations to these standards to allow construction similar to the nearby properties. Thewhere: 1) conditions are physically unique and would result in a height variation of 6 inches or less; 2) approval of an open fence that meets the intent of 30% open or 50% open but does not exactly meet the requirement; 3) approval to locate a fence closer to a property line than allowed and/or up to a 10' deviation from

a rear elevation alignment requirement, because of a physical obstruction that would prevent the placement of the fence in the required location. Any minor or technical variation shall be documented and presented to the Planning and Zoning Commission at their next regular meeting for their information. Differing from existing neighborhood conditions shall be defined as a majority of the similar situations within 1000 feet of the property in question.

15.3-2-3 **Side and rear yards:** Fences, at least 30 percent open, Side yard and rear yard, fences, may be up to 100% closed, and shall not exceedingexceed six feet in height exclusive of posts or ornamental objects on posts, provided, however that perimeterbuffer fencing shall be permitted in accordance with the provisions of Section 15.126 of this Zoning Code. Fences in the rear yards of lots fronting the following four lakes shall be regulated per Section 15.159: Woods Creek Lake—Lake #1, Goose Lake—Lake #2, Willow Lake—Lake #3, and Lake Scott—Lake #4.

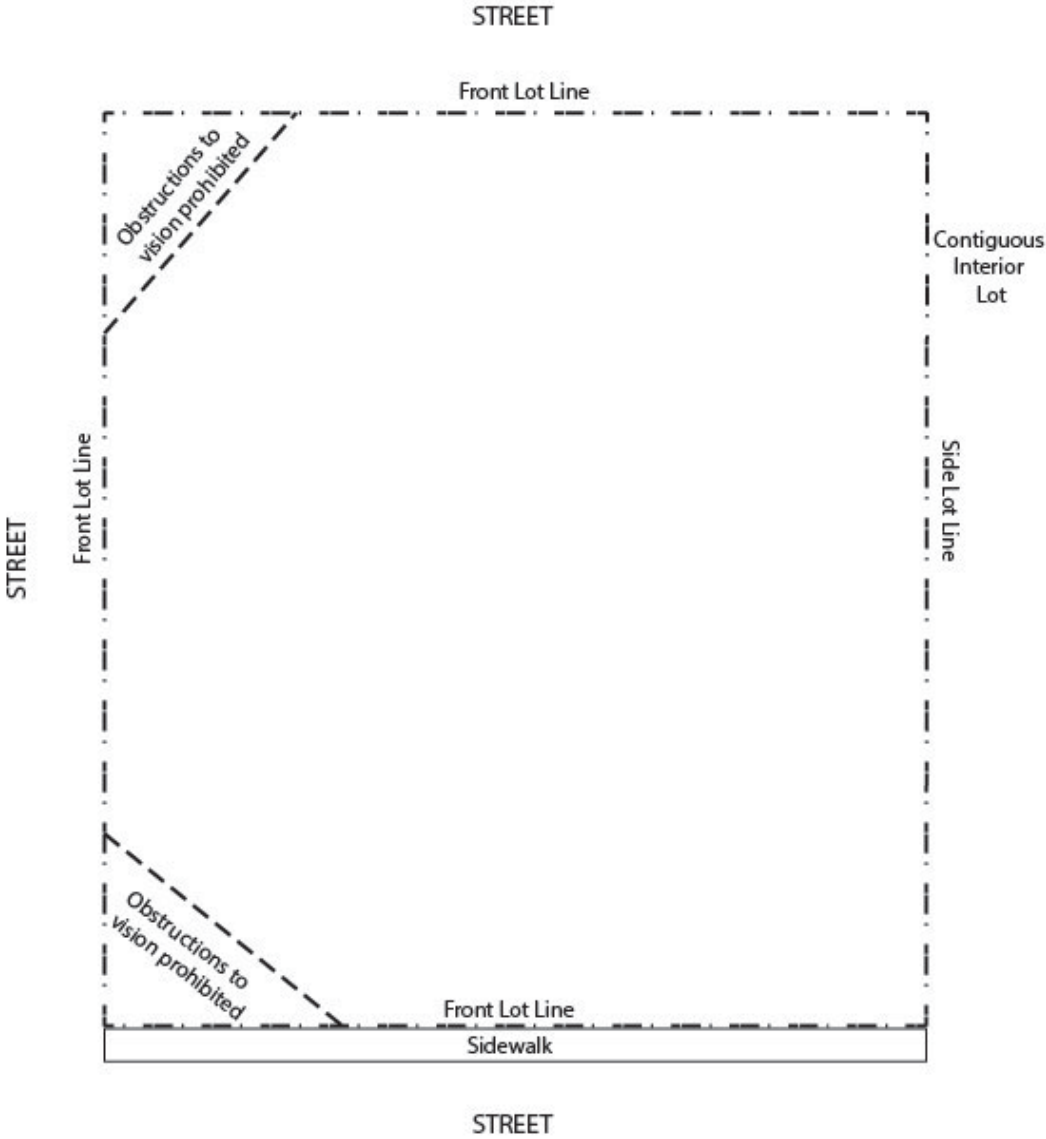
15.3-3-4 **Temporary Fencing:** Temporary fencing for special events or constructions sites is allowed, withoutshall obtain a permit, as authorized by the Community Services Director or designee. and follow Building and Fire Code safety standards for means of egress requirements and be securely mounted. Temporary fencing shall be of suitable materials and may consist of chain link and may be a maximum height of 8 feet.

15.4 15.4 VISION OBSTRUCTIONS PROHIBITED:

No fence, screening, or other structure shall be constructed on any corner lot taller than 24 inches in height from curb level or street crown if located within the area of a sight-line triangle, two legs of which are a distance of 23 feet each when measured along each of the intersecting front lot lines and from the point where such lines intersect (See Illustration G). Distance is measured from lot line, or from road right-of-way where closer to building (lot line in right-of-way), or from edge of pavement where no right-of-way exists and edge of pavement is closer to building than lot line (lot line within roadway). Sight-line triangle distances may be increased by the Community Development Director in order to account for any unique site constraints which would necessitate increased sight-line distances.

ILLUSTRATION G

Vision Area - Corner Through Lot



15.

~~each of the intersecting front lot lines and from the point where such lines intersect. (See Illustration A.)~~

~~15.5~~ **15.5 EXEMPTIONS:**

~~15.5-1~~ Certain Institutional Fences: Nothing in this Zoning Code shall prohibit the erection of an open mesh--type or chain-link fence for public parks, recreational areas, ballfields, public or private school sites, or property owned by any public utility or agency.

~~15.5-2~~ Soil and Erosion Control: Nothing in this Zoning Code shall prohibit the erection of soil and -erosion control fencing around any disturbed area during construction.

~~15.5-3~~ Snow Fencing: Nothing in this Zoning Code shall prohibit the erection of snow fencing to control blowing snow between November 1 and April 1 on any property owned by any public utility or agency.

~~15.5-4~~ Certain Terraces and Patios: Open terraces and patios located in a rear yard may be enclosed by a solid fence not to exceed 72 inches in height and not extending more than 12 feet out from the principal building.

~~15.6~~ **FENCES, INTERIOR LOT:**

~~15.6-1~~ **Terms used in this subsection shall mean as follows:**

~~A. Interior lot is any lot having a lot line fronting or facing only one street.~~

~~B. The front yard of an interior lot is the area extending across the front of a lot and being contained within the front lot line, the front of the main building and the side lot lines. (See Illustration B.)~~

~~C. The rear yard of an interior lot is the area extending across the rear of a lot and being contained within the rear lot line, the rear of the main building, the side lot lines and at the opposite end of the lot from the front lot line. (See Illustration B)~~

~~D. The side yard of an interior lot is the area extending along a side lot line and contained between the front and rear yards, the side lot line and the main building. (See Illustration B.)~~

~~15.6-2 Prohibitions: No fence shall be permitted in or on property between the front lot line and the street or roadway.~~

~~15.7 FENCES, CORNER LOT:~~

~~15.7-1 Terms used in this subsection shall mean as follows:~~

~~A. A corner lot is a lot situated at the junction of, abutting on or facing two intersecting streets or roadways; or a lot at the point of deflection in alignment of a single street, the interior angle of which is 135 degrees or less. Lot lines fronting, abutting or facing the streets shall be considered to be the front lot lines.~~

~~B. Corner lots have two front yards, as follows:~~

~~(i) The front yard (front) is the area extending within and along the front lot lines to the side lot lines and then inward alongside lot lines to a point equal to that part of the main building (exclusive of projections) closest to the front lot lines and then continuing parallel to the front lot line and extending to the property line along the adjacent street. (See Illustration C)~~

~~(ii) The front yard (side) is that area contained between the front yard (front), the rear lot line, the main building and the front lot line abutting the adjacent street. (See Illustration C)~~

~~C. The rear yard is the area extending across~~

~~the rear of the lot and parallel to the street upon which the lot has its shortest dimension. Such area shall be within and extending along the rear lot line to a point equal to that part of the main building (exclusive of projections) closest to the front lot line and then inward from the rear lot line to that part of the main building and from the rear lot line along the side lot line to a point equal to that part of the main building (exclusive of projections) closest to the rear lot line and then inward from the side lot line to that point of the building. (See Illustration C)~~

~~D. The side yard is that area remaining after establishing the front and rear yards or the area extending along the side lot line and contained between the front and rear yards, the main building and the side lot line. (See Illustration C)~~

~~15.8 FENCES, THROUGH (INTERIOR) LOT:~~

~~15.8-1 Terms used in this subsection shall mean as follows:~~

~~A. Through (interior) lot is defined as a lot that has a pair of opposite lot lines along two more or less parallel streets or roadways and that is not a corner lot. On an interior through lot, both lot lines parallel to, fronting or facing a street or roadway shall be considered to be front lot lines.~~

~~B. Through (interior) lots have two front yards, as follows:~~

~~(i) Front yard (front) is the area extending across the front of the lot and being contained within the front lot line, the side lot lines and the front of the main building. (See Illustration D)~~

~~(ii) Front yard (rear) is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the side lot lines and for the minimum depth of front yard as required for the applicable zoning district. (See Illustration D)~~

~~C. Rear yard is the area remaining after determining the front yard (rear) and being contained within the side lot lines, the rear of the main building and front yard (rear). (See Illustration D)~~

~~D. Side yard is the area extending along a side lot and contained between the side lot line and the main building and the front yard (front) and the rear yard. (See Illustration D)~~

~~15.8-2 Prohibition: No fence shall be permitted in or on the property between the front lot line and the street or roadway.~~

~~15.9 FENCES, THROUGH (CORNER) LOT:~~

~~15.9-1 Terms used in this subsection shall mean as follows:~~

~~A. Through (corner) lot is defined as a lot which has a pair of opposite lot lines along two more or less parallel streets or roadways and has another lot line fronting or facing another street or roadway and has its side lot line~~

~~adjoining or contiguous to another lot or lots. On the corner through lot, all lot lines parallel to, fronting or facing any street or roadway shall be considered as front lot lines.~~

~~B. Front yards in through (corner) lots shall have three front yards as follows:~~

~~(i) Front yard (front) is the area extending across the front of the lot with the least dimension and being contained within that front lot line, the front of the main building, the side lot line and its opposite front lot line. (See Illustration E)~~

~~(ii) Front yard (rear) is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the side lot line and its opposite front lot line and for minimum depth of a front yard as required for the applicable zoning district. (See Illustration E)~~

~~(iii) Front yard (side) is the area extending along the front of the lot with the greatest dimension and contained within the front yard (rear), the front yard (front), the front lot line and the main building. (See Illustration E)~~

~~C. The rear yard is the area contained between the front yard (rear) and the main building and the side lot line and the front yard (side). (See Illustration E)~~

~~D. The side yard is the area extending along a side lot line and contained between the side lot line and the main building and the front yard (front) and the rear yard (See Illustration E.)~~

~~15.9-2 Prohibition: No fence shall be permitted in or on the property between the front lot line and the street~~

~~or roadway.~~

~~15.10 FENCES, THROUGH (ENTIRE BLOCK) LOT:~~

~~15.10-1 Terms used in this subsection shall mean as follows:~~

~~A. Through (entire block) lot is a lot which has all of its lot lines abutting, fronting on, or facing streets or roadways and which does not have any side lot lines. On a through lot (entire block), all lot lines abutting, fronting on or facing any street or roadway shall be considered to be front lot lines.~~

~~B. A through lot (entire block) shall have four front yards as follows:~~

~~(i) One, front yard (front), is the area extending across the front of the lot with the greatest dimension and being contained within the front lot line and the front of the building or buildings and the two front lines opposite from each other with the least dimension. (See Illustration F)~~

~~(ii) One, front yard (rear), is the area extending across the rear of the lot, opposite from the front yard (front) and being contained within its front lot line, the two front lot lines opposite from each other with the least dimension and for the minimum depth of a front yard as required for applicable zoning district. (See Illustration F)~~

~~(iii) Two, front yards (side), each shall be the area extending along the front of the lot with the least dimension and contained within the front yard (rear) and the front lot line and the main building. (See Illustration F)~~

~~C. Rear yard is the area contained between the~~

~~front yard (rear) and the main building and the two front yards (side). (See Illustration F)~~

~~15.10-2 Prohibition: No fence shall be permitted in or on the property between the front lot line and the street or roadway.~~

~~15.11 FENCES, REVERSED CORNER LOT~~

~~15.11-1 Terms used in this subsection shall mean as follows:~~

~~A. A reversed corner lot is the same as a corner lot except that its front lot line with the greatest dimension is substantially a continuation of the front lot lines of the interior lots to its rear, and its rear lot line adjoins or abuts the side lot line of the lot to its rear. Lot lines abutting, fronting or facing a street or roadway shall be considered to be front lot lines.~~

~~B. Front yard, side yard and rear yard of a reversed corner lot is the same as the front yard, side yard and rear yard of a corner lot. (See Illustration G)~~

~~15.11-2 Prohibition: No fence shall be permitted in or on the property between the front lot line and the street or roadway.~~

~~15.12~~PERIMETER 15.6 BUFFER FENCING: ADJACENT TO BUSY STREETS:

~~15.126-1-Defined: Perimeter Buffer fencing is defined as fencingfencing along thoroughfaresthoroughfares having a speed limit of 30 miles per hour or higher abutting propertya rear or front (rear) property line or designated rear yard which does not allow vehicular access to those thoroughfares from abutting lots or tracts.~~

~~15.126-2-Clear Vision Areas: When a thoroughfare intersects with any other roadway, the perimeter fencing must terminate 23 feet from the corner lot stake. In the case of radius lot stakes, the fence must terminate 23 feet from the intersecting point that a line extended from each lot line~~

~~would create, or at the radius lot stake, whichever is greater. (See Illustration H-1.)~~

~~When two thoroughfares streets intersect, a clear vision area must be maintained by measuring 23 feet from the intersecting stake or stakes intersecting lot lines, down each lot line and creating a diagonal line across the two points. ~~In the case of radius lot stakes, the fence must terminate 23 feet from the intersecting point that a line extended from each lot line would create, or at the radius lot stake, whichever is greater. (See Illustration H-2.)~~~~

~~15.12-3 One Foot Distance Standards: Perimeter fencing This is known as the Clear View Triangle. Buffer fencing shall be located not less than one foot inside all lot lines, or not less than one foot from any existing County or State roadway maintenance easement, or not less than one foot in from any existing landscaping easement. (See Illustration H-1 and H-2.) along property lines.~~

~~15.12-4 Posts: Fence posts shall be located on the side yard lot lines so adjacent property owners may tie into existing fencing on adjacent property in order to maintain uniformity. The post location requirement shall not apply to developers developing two or more consecutive lots subject to this Zoning Code.~~

~~15.12-5 Changes in Elevation: Changes in elevation shall be rolling with the contour of the property, subject to the Director of Community Services or designee's approval, keeping the top of the fencing even.~~

~~15.6-3 Location: Buffer fencing shall be located within 3 to 4 inches back from the property line outside of any required easements.~~

15.6-4

~~15.12-6 Material: Perimeter Buffer fencing shall be constructed entirely of western red sturdy and durable materials such as cedar, which shall remain in its natural condition except for clear or pressure-treated wood or cedar wood preservatives used to prevent decay and rot, metal, vinyl, or composite materials.~~

~~15.12-7-6-5 Height; Style: Perimeter ~~Buffer~~ fencing shall be five permitted up to a maximum of 6 feet in height and 30~~

~~percent open, flat topped, board on board.~~ may be a solid style fence.

~~15.12-8-6-6~~ Gates: Gates are permitted Permitted gates shall be constructed of the same material and style of the Buffer fencing but shall be of the ~~same~~ construction as the fence.

~~15.12-9-6-7~~ Connection of Interior Fencing: Where ~~perimeter~~Buffer fencing is installed, ~~i~~ interior fencing is permitted to be extended and connected to the ~~perimeter~~Buffer fencing. ~~Where the interior fencing is six feet high, the change in grade shall be made evenly, with the eight foot section connecting. (See Illustration I.)~~ two fences of differing heights intersect, the taller fence shall taper down to the shorter fence at a 1 to 1 slope.

~~15.13~~15.7 **DOG POUNDS, RUNS & ENCLOSURES:**

~~15.137-1-~~ Rear Yard and Front Yard (Rear) Only; Lot Line Limitation: Dog ~~pounds, runs and~~ enclosures shall be permitted only in rear and front (rear) yards and shall be located not closer than 10 feet to any lot line, except for rear lot lines along front (rear) yards.

~~15.137-2-~~ Construction Standards: Such enclosures shall be constructed of fencing that is at least 30 percent open, shall not exceed ~~eight~~six feet in height and shall not exceed a total of 50 ~~lineal~~square feet.

~~15.137-3-~~ Number Limited: Only one such ~~pound, run or~~ enclosure shall be permitted per zoning lot.

~~15.14~~15.8 **SEPARATION ~~WALLS/FENCING~~ (MULTIPLE ~~FAMILY,~~ BUSINESS, MANUFACTURING PROPERTY):**

~~15.148-1-~~ Separation Fence Required ~~if~~ Abutting Residential: Whenever a business abuts a residential area, there shall be erected a wall or durable solid fence at least six feet in height and maintained in good condition. Separation fencing will not be required when perimeter fencing, as required in Section 26, is deemed adequate and comparable screening by the Community Development Director or designee.

~~15.148-2-~~ Standard in not Abutting Residential: Whenever a business or manufacturing zoned property does not abut a residential area, a fence ~~of at least six feet in height, but~~ no more than eight feet in height, may be erected. in side or rear yards. A three-strand barbed wire extension, not exceeding eighteen inches is ~~permissible, unless~~permissible,

provided it does not meet the applicable setback standard encroach upon a neighboring property and is placed on top of a fence a least six feet in height.

15.148-3- Whenever a duplex, townhouse, condominium or any other multiple family zoned property abuts single family zoned property, a six-foot-high board on board cedar or pressure treated wood fence or approved vinyl, PVC, or metal fence shall be erected between the two areas. The later of Separation fencing will not be required when perimeter fencing, as required in Section 26, is deemed adequate and comparable screening by the two builders shall be responsible for the fence Community Development Director or designee.

15.159 LAKEFRONT FENCING:

~~15.15.9-1-~~ Defined: Lakefront fencing is defined as fencing that is located in the rear yards of lots that ~~abut~~abuts one of the following four lakes: Woods Creek Lake ~~Lake #1,~~ Goose Lake ~~Lake #2,~~ Willow Lake ~~Lake #3,~~ and Lake Scott.
~~Lake #4.~~

~~15.15-2~~ Height: ~~The maximum height for any lakefront fencing shall be 4 feet exclusive of posts or ornamental objects.~~

15.9-2 Height: The maximum height for any lakefront fencing shall be 4 feet exclusive of posts or ornamental objects.

15.9

~~15-3-~~ Setback: The minimum ~~setback~~ for lakefront fencing is 15 feet from the shoreline or property line, whichever is closest to the principal structure on the lot at the time of permit.

15.9-4 Percent Open: Lakefront fencing shall be at least 50% open as viewed at 90 degrees.

~~15.15-4 Percent Open:~~ ~~Lakefront fencing shall be at least 50% open as viewed at 90 degrees.~~

~~15.159-5~~ Type of Fences: Lakefront fencing shall be restricted to ~~picket~~vertical pickets or split ~~rail~~rails.

=====

ILLUSTRATION A

VISION AREA - CORNER THROUGH LOT

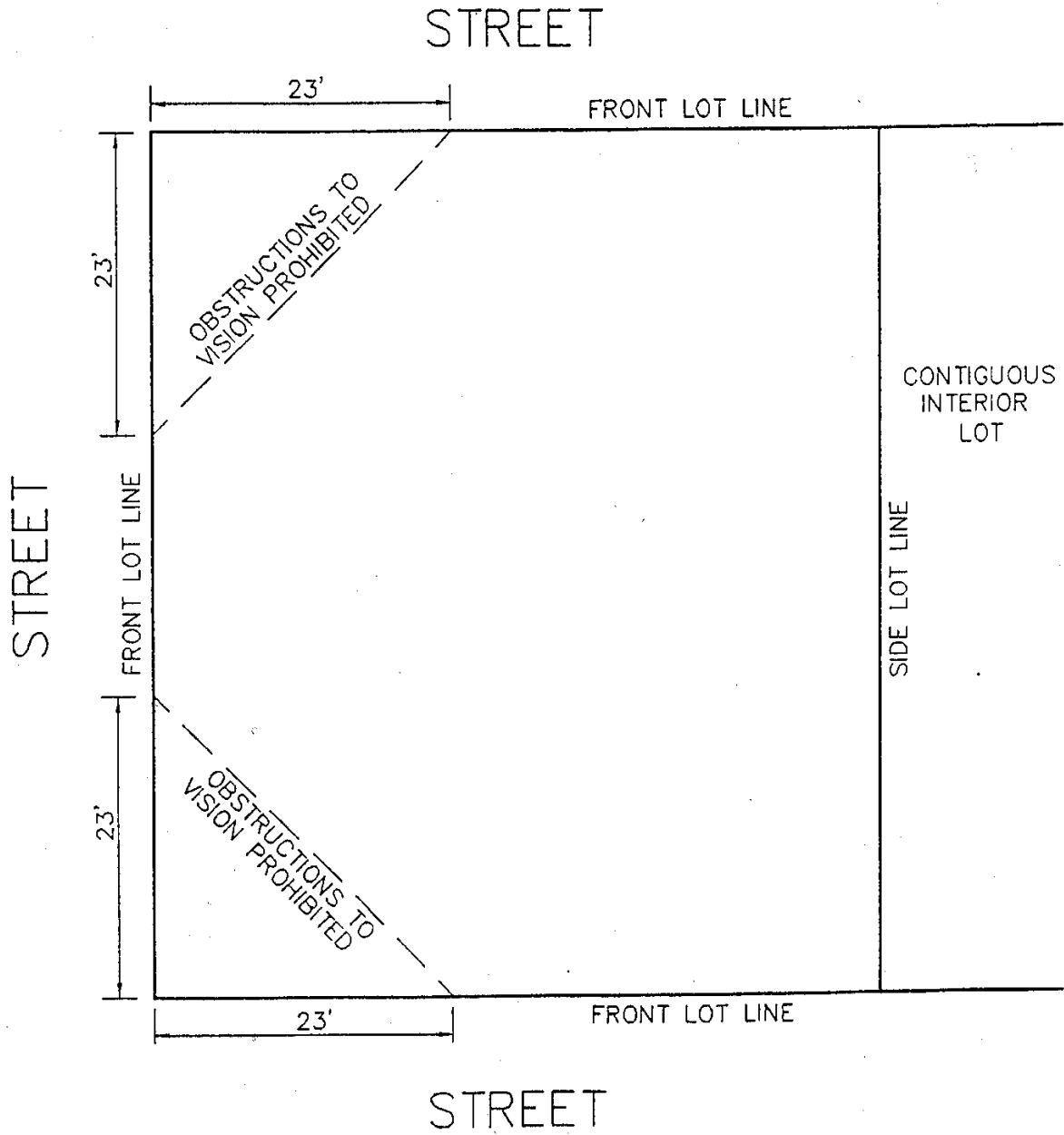


ILLUSTRATION B

YARDS— INTERIOR LOT

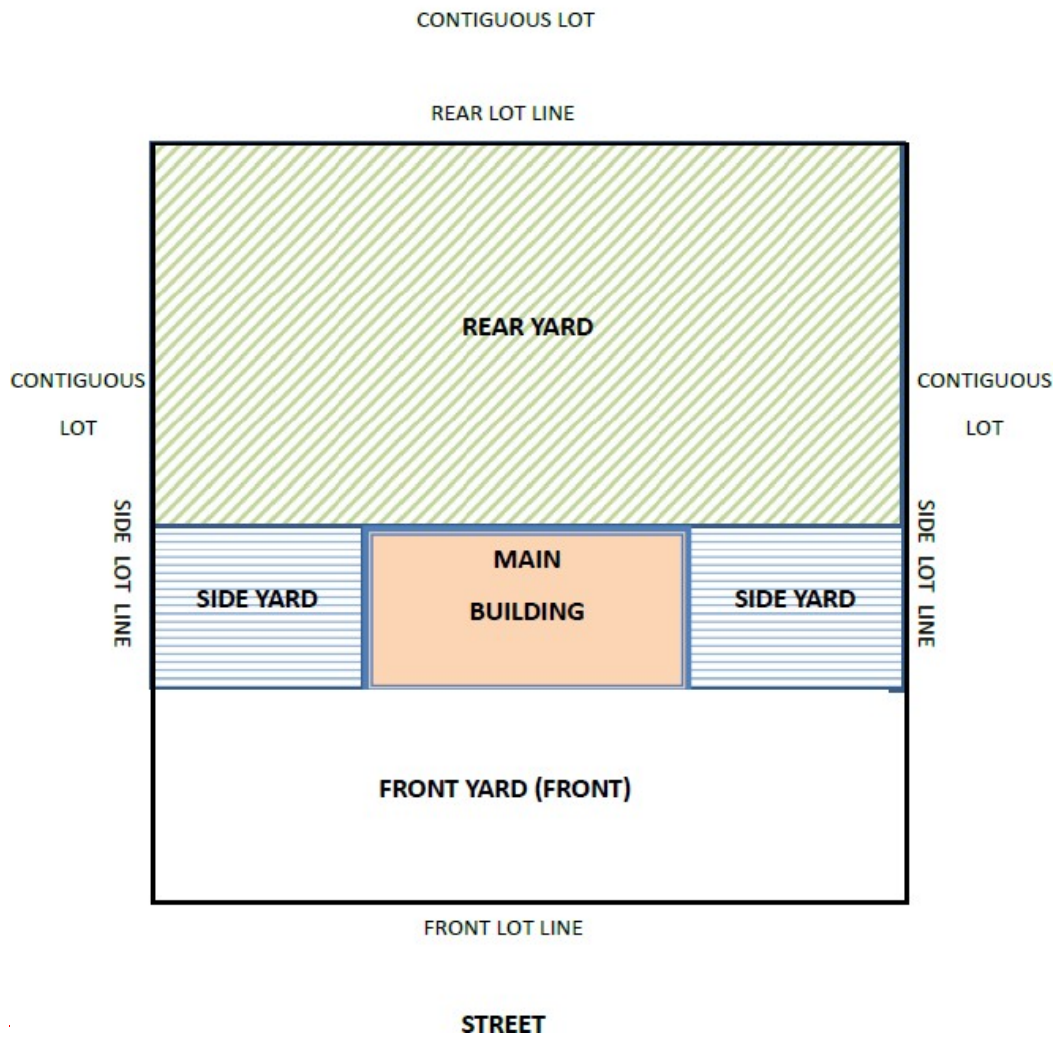


ILLUSTRATION C

YARDS— CORNER LOT

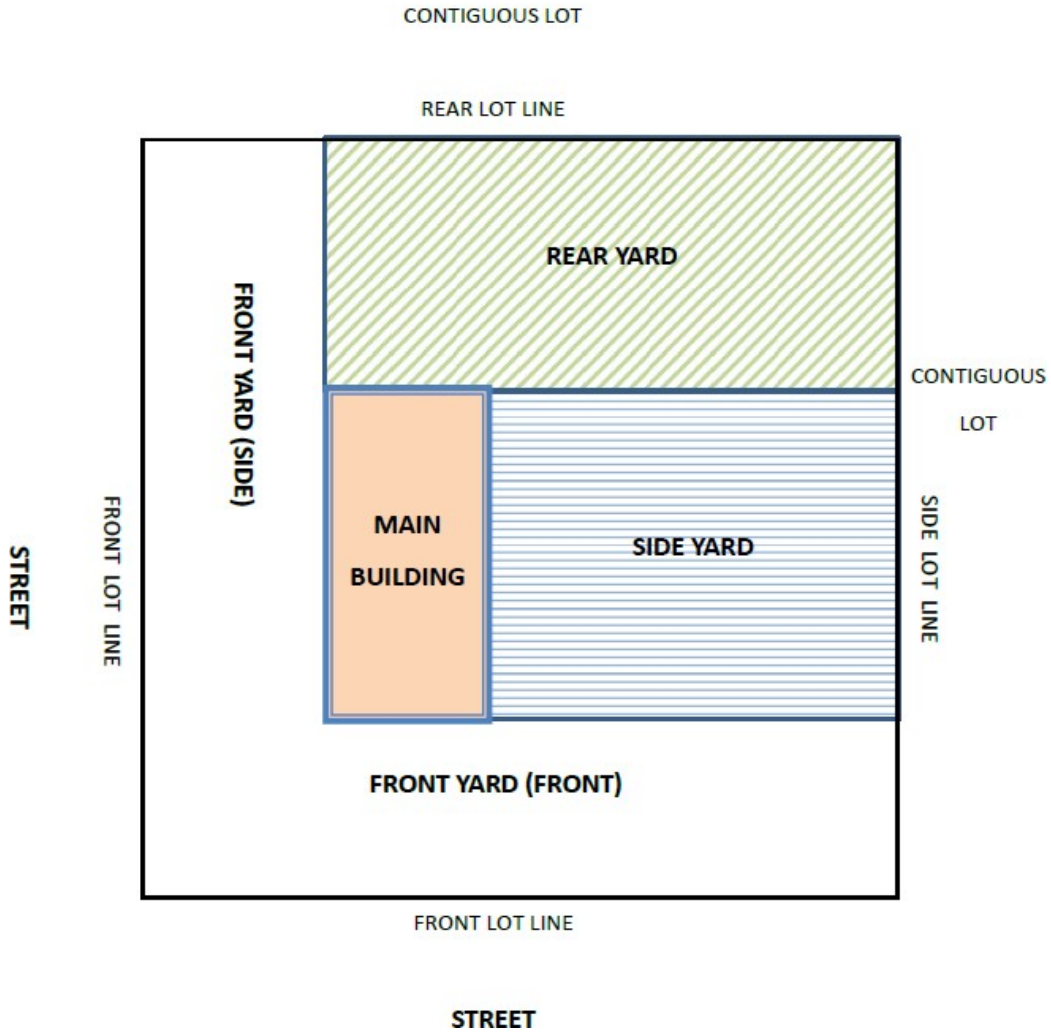


ILLUSTRATION E

YARDS—THROUGH (CORNER) LOT

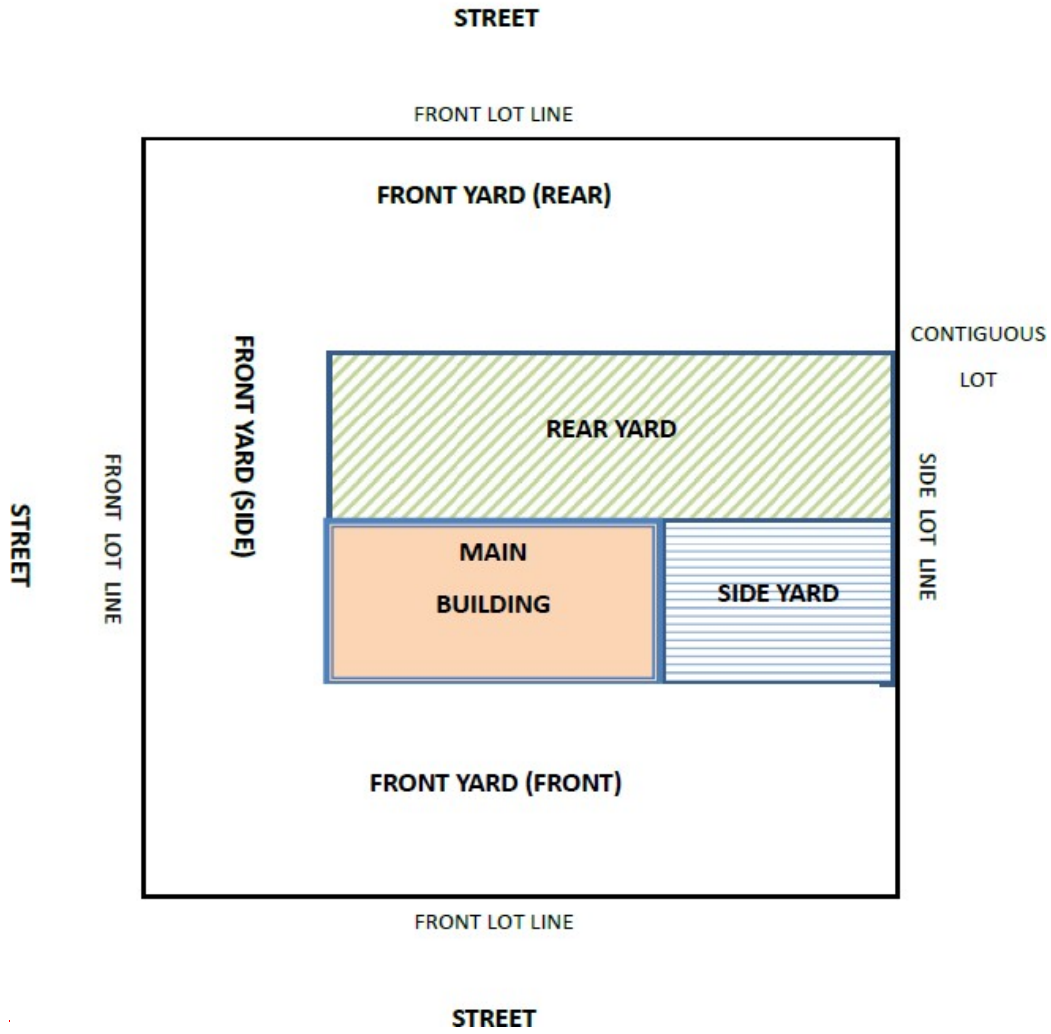


ILLUSTRATION F

YARDS— THROUGH (ENTIRE BLOCK) LOT

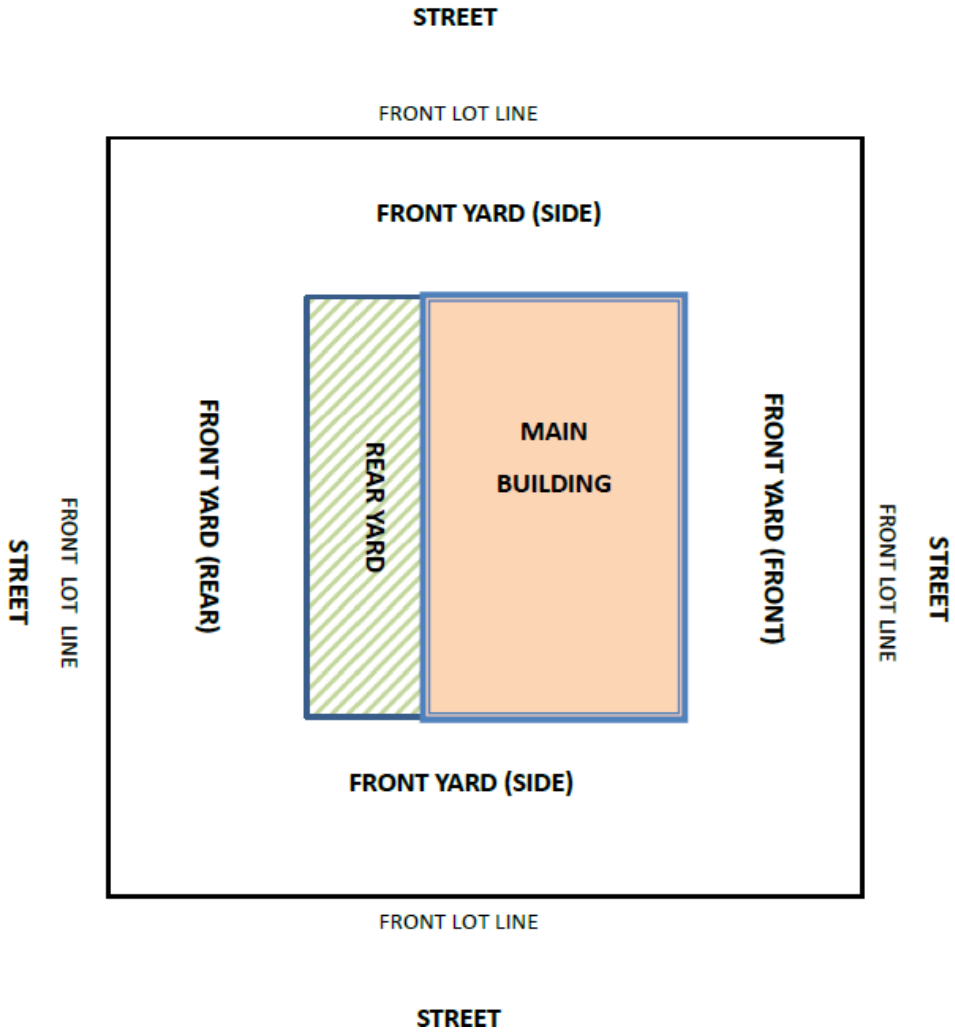


ILLUSTRATION G

YARDS— REVERSED CORNER LOT

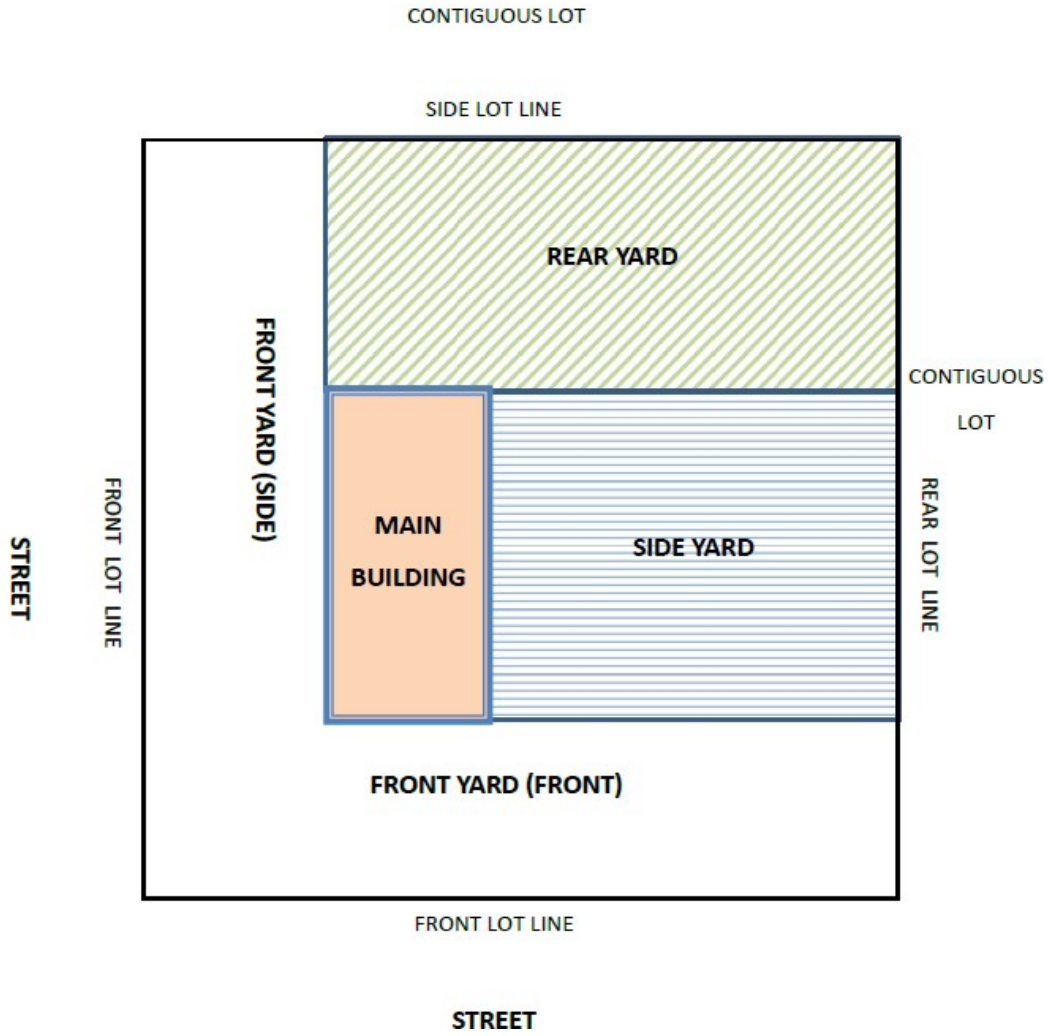
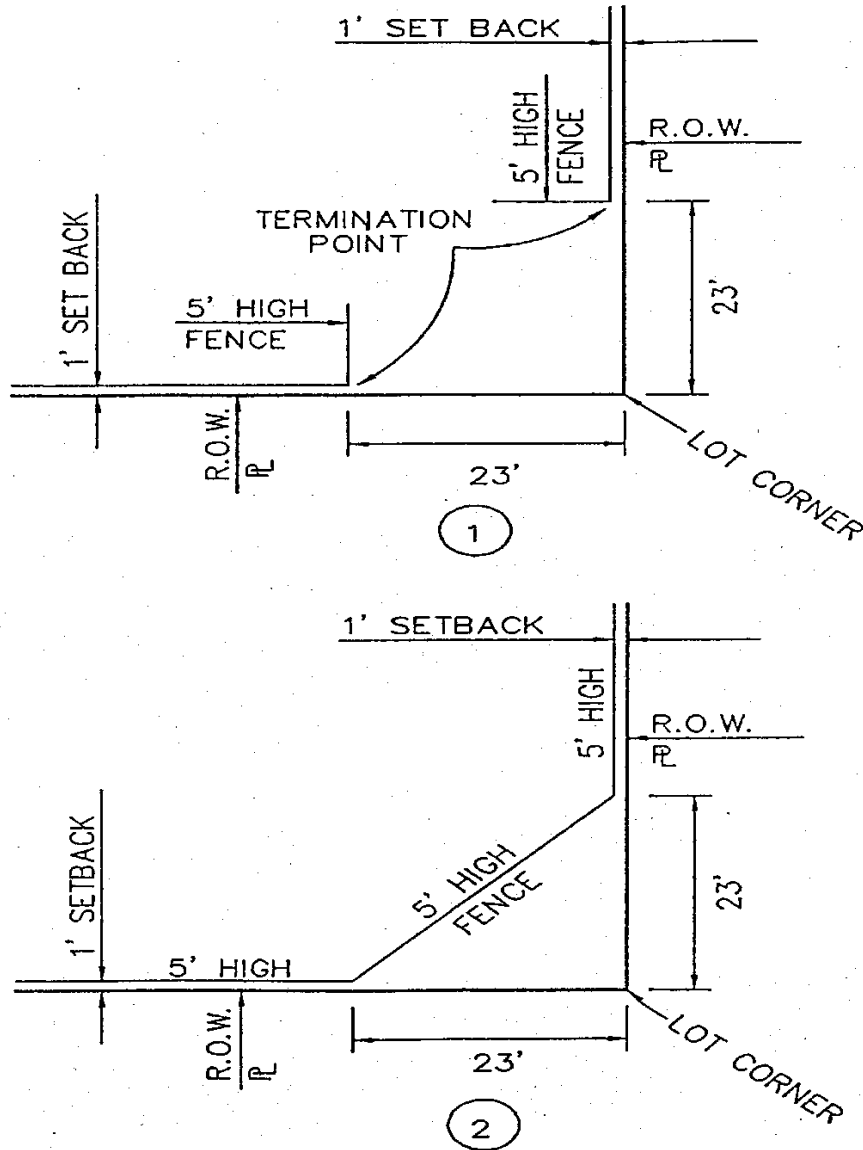


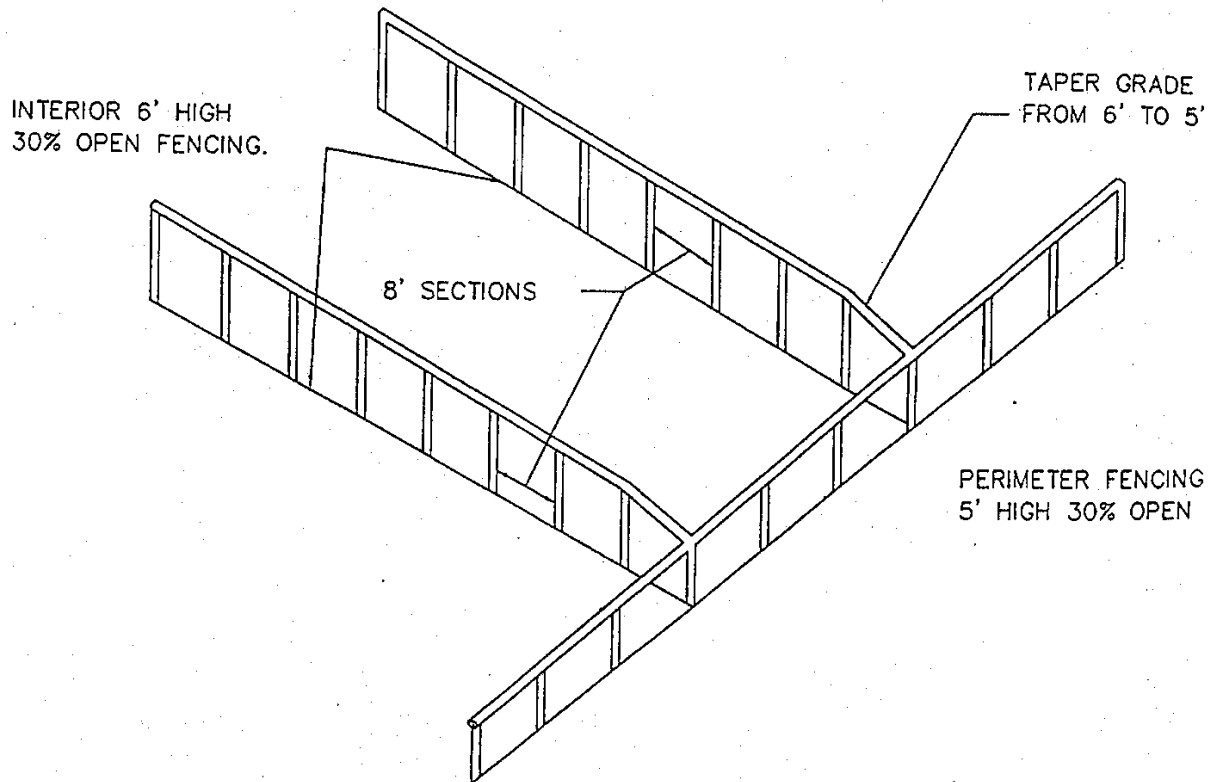
ILLUSTRATION H

(CORNER TOP VIEWS)



NOTE: ONE FOOT SETBACK IS FROM RIGHT - OF WAY, ROAD CONSTRUCTION / MAINTENANCE EASEMENT OR LANDSCAPE EASEMENT, WHICHEVER IS GREATEST.

ILLUSTRATION I



Fence Reference Table:

See Table 15.10 as a reference guide to standards and requirements listed in this Section. Table 15.10 is to be used in conjunction with these standards and is not meant to provide exception or waiver for any standard not listed therein. Should there be any conflict between Table 15.10 and the regulations, text and Illustrations, contained in this Section, the regulations and Illustrations shall take precedence.

Table 15.10 Fences - Reference Table

Yard Fencing								
Lot Type	Allowable Opacity	Allowable Height	Offsets (Distance from lot line)		Alignment/Location relative to building	Bonus Foot for Lattice Allowed (Yes/No)	Vision Triangles Apply (Yes/No)	Corner Fencing Allowed (Yes/No)
			Distance	From Lot Line Type				
Interior Lot							Section 15.4	Section 15.3-1
Front	-	-	-	-	-	No	No	Yes
Side	100%	Up to 6'	-	-	-	No	No	No
Rear	100%	Up to 6'	-	-	-	No	No	No
Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (side)	100%	Up to 4'	10' or more	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Reversed Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (front)	100%	Up to 4'	Front yard (front) building setback of adjacent property	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Through Corner Lot								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side)	100%	Up to 4'	Front yard (side) building setback line	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Interior Through Lot								
Front yard (front)	-	-	-	-	-	No	No	Yes
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
Entire Block Through Lot								
Front yard (front)	-	-	-	-	-	No	Yes	No
Front yard (side)	-	-	-	-	-	No	Yes	No
Front yard (rear)	-	-	-	-	-	No	Yes	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No