

Fences, Accessory Buildings

Fences

In residential districts, walls, fences, hedges, or shrubs may be erected, placed, planted, maintained, or grown in any required yard only in conformance with the following regulations:

- (1) Maximum height in any required yard except in a required front yard is 2.0 m / 6' 6".
- (2) Maximum height in any required front yard is 1.0 m / 3' 3".
- (3) In the case of a corner site, no wall, fence, hedge, or shrub shall be placed so as to create a visual obstruction in an established intersection sight triangle.

Accessory Buildings

Accessory buildings shall be subordinate to, and located on the same site as the principal building and used in conjunction with the principal use of the property.

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following case: Where a Development Permit has been issued for a principal building, Village Council may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.

Accessory buildings are not to exceed the height of the principal building.

Private garages and/or carports attached to the principal building by a substantial roof structure are considered as part of the principal building and subject to the regulations governing the principal building.

Except when conforming with established building lines, no main door of a garage which faces a road shall be within 6.0 m / 19' 8" of the side or front site line faced by the door.

Location and Size of Accessory Buildings

Accessory buildings are not to be located in any front yard.

Minimum rear yard = 0.6 m / 2', except where the main door faces the rear site line, the minimum shall be 3.0 m / 9' 10".

Minimum side yard = 3.0 m / 9' 10" from a side site line abutting a street; 1.5 m / 4' 11" from a side site line where the accessory building is located in the side yard of the principal building; otherwise, 0.6 m / 2'.

Accessory buildings located in a required rear yard shall not occupy more than thirty percent (30%) of the required rear yard, and shall not obstruct access to any lane.

Detached accessory buildings shall be located at least 1.0 m / 3' 3" from the principal building.

In residential districts, there shall be no more than three (3) accessory buildings on a site.