

# Guide To Fences, Sheds, Patios & Driveway Extensions

## Application Requirements

- Completion of an application form furnished by the Zoning Department.
- Provide a survey based plot plan showing the location of the fence, shed, patio, or driveway extension, and distances to the property lines.
- Provide total square footage and the material proposed for the shed, patio or driveway extension.
- Provide a fence design and list the height and material. Note: finished side out.

## Action on the Application

- The zoning department will review the application and documents for compliance with the zoning code within two weeks or ten working days.
- If the application and plans of the proposed project conform to the zoning codes, the applicant is notified and a zoning permit is issued.
- If the application and plans of the proposed project do not conform to the zoning codes, the applicant is notified and the reasons for the disapproval will be given in writing.

**Fences** - Rear yard: six (6) foot maximum height, finished side out. Front yard: 30 inches maximum height finished side out (area between the street right of way and the building setback line). Note: check your deed restrictions prior to submitting your application. The property owner shall be responsible for locating the property lines and assuring that the fence is located solely upon their property.

**Sheds** - Shall be located in the rear yard only. Maximum height to the roof peak is 15 feet. Shall be mounted on skids not permanently affixed to the ground. Sheds 100 square feet or smaller no permit required. Sheds exceeding 100 square feet up to 200 square feet require zoning permits, must meet respective zoning district regulations, and will be included in the 35 percent maximum lot coverage. Sheds exceeding 200 square feet will require building permits and a plan submittal. Sheds shall be located at least ten (10) feet away from the principal structure.

**Patios** - Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage. Shall meet setback requirements from property lines. Shall be concrete, asphalt or pavers, and even wood, providing the wood is installed at grade level and is rated for exterior use. If the patio is being installed for the purpose of supporting a hot tub. Note: A separate building permit is required for hot tub installations.

**Driveway Extension** - Shall be concrete, asphalt or pavers. Maximum lot coverage of all structures, driveway, and patio shall not exceed 35 percent lot coverage. Extension shall not encroach upon neighboring property. The driveway extension shall be sloped so as not to allow the surface water to drain onto the neighboring property.