



COMMON RESIDENTIAL STRUCTURES



- Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'



trellis/ arbors

- Included with fence permit**
- Permitted in front yard when attached to a fence
 - Maximum height of 8'
 - Allowed in Required side yard



gazebo

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'



deck

See separate chart regarding decks.



fire pit

- No permit required.**
- Must meet setbacks for accessory structures
 - If gas must undergo gas pressure test
 - Propane - Must obtain permit from Fire Marshal
 - Natural Gas- Must obtain permit from Building Dept.



Outdoor kitchens/ Fireplaces

- Permit required.**
- Must meet setbacks for accessory structures
 - Max height is 15'
 - If gas must undergo gas pressure test
 - Propane - Must obtain permit from Fire Marshal
 - Natural Gas- Must obtain permit from Building Dept.



temporary pools

- No permit required if water < 24" deep.**
- Must meet setbacks for an Accessory Structure
 - Must be 6' from Principal structure (house)
 - Not permitted in required front or side yard



above ground pool > 24" depth

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Must be 6' from Principal structure (house)
 - Not permitted in required front or side yard
 - See requirements for pump & filters
 - Requires code compliant enclosure in accordance with State Residential Code.
 - This type of pool not taxed



In ground pool

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Must be 6' from Principal structure (house)
 - Not permitted in required front or side yard
 - Requires code compliant enclosure in accordance with State Residential Code.
 - See requirements for pump & filters



hot tub

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Requires code compliant enclosure in accordance with State Residential Code.



fish pond

- No permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - May need electrical permit



pool heater

- Permit required**
- Must be minimum of 3' to property line
 - Must be minimum distance to combustible wall as by required manufacture specs



pool filter

- Included as part of pool permit**
- Must be minimum of 3' to property line



generator

- Permit required**
- Not permitted in required front yard
 - Must be minimum of 5' from combustible wall
 - For residential Code purposes, location shall comply with the following requirements of NFPA 37, engines and weatherproof engine housing, shall be located 5 feet from any wall openings and combustible walls. The above-mentioned distance does not apply if either of the following items has been met:
 - a) The adjacent wall has fire resistance rating of 1 hour.
 - b) The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.



central air unit

- Permit required**
- Not permitted in required front yard



metal shed

- Permit required if over 50 sq. ft.**
- Must meet setbacks for an Accessory Structure
 - Maximum height is 15'
 - May be 2' from lot line if under 10' in height & less than 150 square feet
 - Small metal sheds not taxed



Sheds

- Permit required if over 50 sq. ft.**
- Must meet setbacks for an Accessory Structure
 - Maximum height is 15'
 - May be 2' from lot line if under 10' in height & less than 150 square feet



vinyl carport

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'



awning

- Permit required**
- Electrical permit may be required
 - Not permitted in required front or side yard



Seasonal tent structure

- No Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'



portable carport

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'



detached garage

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Maximum height of 15'
 - Max. size is 750 sq.ft. or 20% of required rear yard (whichever is more restrictive)



pavement / driveways/ patios

- No permit for compliance (See separate chart regarding pavement)**
- Pavement in Front and Side Yards limited to 25%
 - Permit and variance required when pavement > 25% of Front Yard
 - Pavement must be 1" min. from property line.
 - Pavement in Side Yard up to 50% max permitted for side entry garages and detached garages in rear yard.
 - Pavement in front yard can exceed 25% only to accommodate circular driveways up to 12' wide.



Basement entries and Biko doors

- Permit required**
- Can encroach in side yard or rear yard
 - Must be open with no roof



Porticos/ Porches

- Permit required**
- Part of principal structure.
 - Porticos up to 36 sq.ft. can extend up to 6' into required front yard.



trampoline

- No Permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - Max. permitted height is 15'
 - Considered as a Play structure



swing set/ jungle gym

- No Permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - Max. permitted height is 15'
 - Considered as a Play structure



sports court

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - Max. permitted height of lighting is 15' and lighting shall be shielded from neighbors.
 - Max. fence height is 6'.
 - Max. pavement area is 25% of rear yard.



batting cage

- Permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - Max. permitted height is 15'



basketball hoop

- No permit required.**
- Not permitted in road or Right-of-Way



treehouse

- No Permit required**
- Must meet setbacks for an Accessory Structure
 - Not permitted in required front or side yard
 - Max. permitted height is 15'
 - Considered as a Play structure



lighting fixture

- Requires Electrical Permit and Certificate**
- Max. permitted height is 15'
 - Must face down and away from adjacent residence



trailer/boat/campers/ RV

- Must be stored on paved surface**
- See chart about permitted pavement areas



four foot fence

- No permit required (< 4' height).**
- See fencing chart for permitted locations
 - Fencing 4' or under in height
 - Allowed in any part of property except in corner clearance for corner lots



six foot fence

- Permit required (> 4' height).**
- See fencing chart for permitted locations
 - Fencing 4' or under in height
 - Allowed in side and rear yard.
 - A fence greater than 4' may be permitted in one front yard of a corner lot- setback a minimum of 10' to property line.



retaining wall

- No permit (walls < 30" in height)**
- Permit required (walls > 30" in height)**
- All walls- minimum 3' from property lines
 - or distance from property line equal to height of wall.
 - 4' maximum height in required front yard
 - 6' maximum height in side or rear yards
 - Tiered walls- separation between walls must be => to height of upper wall



driveway pillar

- Same requirements as fences**
- Permit required over 4' Total height
 - Over 4' height not permitted in required front yard
 - Lighting requires Electrical Permit & Certificate