

**CHAPTER 17.117
RESIDENTIAL STRUCTURES**

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17.117.010 APPLICATION OF REGULATIONS. The regulations herein set forth shall apply to all residential zones, and to structures in any other zone used in conjunction with residences excepting properties in farm and forest zones.

17.117.020 LOT COVERAGE BY ALL ACCESSORY STRUCTURES. The lot coverage by all accessory structures, except fences in connection with uses in RS zones, shall not be more than 25 percent of rear yard area.

17.117.030 HEIGHT.

- A. The maximum peak height of any residential accessory structure shall be nine feet at the lot line. Such maximum height may be increased one foot for each one foot of distance from the lot line to a maximum height of 35 feet. Roof drainage shall be accommodated within the confines of the property.
- B. An accessory structure in an EFU, SA, FT or TC zone must maintain a minimum 20-foot setback from all property lines.

17.117.040 FRONT YARDS AND YARDS ADJACENT TO STREETS. Any accessory structure, except fences, which has any portion extending above grade shall observe the yard requirements the same as the dwelling, otherwise all such structures shall be at or below grade.

17.117.050 SIDE YARDS, INTERIOR. Accessory structures not attached to the main building located in an interior side yard shall be set back the same as the dwelling.

17.117.060 REAR YARDS. Within interior rear yards and portions of rear yards not abutting a street, an accessory structure may be placed on the property line except along an alley; all structures except fences shall be at least one foot from the alley.

17.117.070 ACCESSORY STRUCTURES ATTACHED TO THE DWELLING. Covered or enclosed accessory buildings which are attached to the dwelling shall be considered as a portion of the dwelling and shall observe the same requirements as the dwelling except for certain projections, as provided in MCC 17.113.090, 17.113.100, and 17.113.110. Accessory structures shall be considered as being attached to the dwelling when any portion of the accessory structure is located within five feet of the dwelling.

17.117.080 LOCATION, HEIGHT, AND DENSITY OF FENCES, WALLS AND HEDGES. In any yard adjacent to a street and within 10 feet from the property line adjacent to such street, fences, walls and hedges may be up to 48 inches in height, when that portion of the fence above 24 inches does not create a vision obstruction per Marion County department of public works sight distance standards. Fences located in a yard area other than above described may be up to eight feet in height.

17.117.090 MEASUREMENT OF HEIGHT OF FENCES, WALLS AND HEDGES. All fences walls and hedges along a public right-of-way will be measured from and along the sidewalk, or if no sidewalk exists, from and along the curb, or if no curb exists, from and along the finished shoulder grade of the right-of-way. All other fences will be measured from and along the finished grade upon which the fence, wall or hedge is located.

17.117.100 USE OF HAZARDOUS MATERIALS – FENCES AND WALLS. Fences and walls shall not be constructed of or contain any material which will do bodily harm, such as barbed wire, electric wires, (other than stock or wildlife fences), broken glass, spikes, and any other hazardous or dangerous material.