

Accessory Building and Structures

Kenyon City Code 520.13

- a) An accessory structure may not exceed the height of the principal building.
- b) Accessory structures may not be located in the front yard setback area.
- c) An accessory structure or structures that are attached to the principle structure and are separated from the principal structure by a wall may be permitted upon approval of a building permit.
- d) A garage may be located in front of the principal structure if attached to the principle structure and separated from the principal structure by a wall, upon approval of a building permit.
- e) Detached garages must comply with the state building code regarding distance from principal structure and use of fire walls.
- f) Such structures must meet the district side and rear setback requirements. Such structures may locate on that part of a front yard on a corner lot that is not the same from the front of the house, provided that it is within the front yard setback area.
- g) The total ground coverage of the accessory building or buildings may not exceed the ground coverage of the principal building.
- h) A residential lot may have no more than two accessory structures. If there are two, the smaller one may be no more than 144 square feet.



- i) A detached garage or an accessory structure shall occupy no more than 30 percent of the area of any side or rear yard.
- j) Garages and accessory structures, must



be of a similar material, quality and appearance as the principal structure. Screen walls and exposed areas of retaining walls must be constructed of permanent material and finish and must be of compatible color and material as the principal structure.

Zoning District Regulations

Purpose	R-1	R-2
Height Regulations	35 feet	35 feet
Front yard setback from road ROW regulations	30 feet	25 feet
Side Yard Regulations	15 feet Detached Garage - 10 ft.	1 & 2 Family - 7 ft. Townhomes - 10 ft. Detached Garages - 5 ft.
Rear Yard Regulations	30 feet Detached Garage - 10 ft.	30 feet Detached Garage - 10 ft.

Building Permit may be required for any accessory structure over 200 sq.

City of Kenyon

RESIDENTIAL FENCING AND ACCESSORY STRUCTURES GUIDELINES



Permit Not Required for Fencing

Fencing - General Guidelines

LOCATIONS

Fences must be located entirely upon the private property of the persons



Location - entirely upon your property.

constructing the fence unless the owner of the adjacent property agrees, in writing, that such fence may be erected on the division line of the respective

properties. If adjacent neighbors cannot agree that such fence be placed on the property line, such fence must be placed one foot from the property line. *(You must be able to maintain both sides of the fence without going on your neighbors property.)* Please note: The city may require the owner of the property with an existing fence to establish the boundary line of his property by a survey.

CONSTRUCTION AND MAINTENANCE

Fences must be constructed in a workmanlike quality manner and made of substantial material reasonably suited for its intended purpose. Fences must be constructed such that the front side of the fence faces outward. A fence must be maintained on both sides in a condition of good repair and not allowed to become or remain in a condition of disrepair or danger, or create a nuisance condition. Any fence which has become dangerous to community health and welfare is a public nuisance. In cases of dangerous condition, the city may commence proper proceedings for removal of the fence. Electrical fences are not permitted except in agricultural zoned areas. Barbed wire fences are only permitted on farms or for special security requirements by conditional use permit.



Attractive side of fence is visible to the public.

RESIDENTIAL FENCING AND SCREENING

◆ Fences outside the buildable area of a lot may not exceed six feet in height (rear portion of back yard).



**3-1/2 feet in height in front yard.
6' height in rear yard.**

◆ Except as provided herein, fences within the side or rear buildable setback area of a lot may not exceed eight feet in height.

◆ Fences extending across front yards shall not exceed 3-1/2 feet in height and must be at least 50 percent open for the passage of air and light.



City of Kenyon

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