

§ 154.146 ACCESSORY BUILDINGS AND FENCES.

(A) *Accessory buildings.* Accessory buildings may be constructed in a front yard as provided in Section 154.064 or rear or side yard in conformity with the regulations for accessory buildings in the district in which such use is located and the following regulations.

- (1) *When an accessory building is part of a main building.* Accessory buildings located closer than ten (10) feet to a main building shall be construed to be a part of the main building for the purposes of yard regulations and such buildings, whether connected to the main building or not, and shall observe all front, side and rear yard regulations applicable to main buildings.
- (2) *Use of accessory buildings.* No accessory building shall be used for dwelling purposes other than as provided in Appendix A.

(B) *Tents.* Tents or tent-like structures shall not be erected as main buildings on any lot or tract in any district, temporarily or permanently, unless specifically provided for in the district regulations.

(C) *Walls, fences, and obstructions.*

- (1) *Walls and fences in yards.* Yard requirements shall not apply to any retaining wall or other walls or fences fence, freestanding wall or retaining wall, which are erected in conformity with (a), (b), (c) (d) and (e) below and other applicable County ordinances. Fences, for the purpose (a) and (b), are constructed using posts for supports. Walls, for the purpose of (c), (d) and (e), in general, are constructed with a continuous foundation, tie-back system,

sheathing or similar construction methods above and / or below the ground. Bulkheads or similar structures regulated by the Northampton County Wetlands Board are not considered retaining walls.

(a) Fences shall be permitted within the front, rear, side and shoreline setbacks provided that the fence shall not create a visual obstruction or hindrance to traffic on any abutting street and complies with corner lot regulations.

(b) Fences shall be permitted within the resource protection area buffer component provided that the fence does not impede the overland flow of water. Fences shall not be permitted within any other resource protection area component, except the buffer, and not within areas regulated by the Northampton County Wetlands Board.

(c) Freestanding walls and retaining walls shall be permitted within the front, rear, side and shoreline setbacks provided that such wall does not create a visual obstruction or hindrance to traffic on any abutting street and complies with corner lot regulations.

(d) Freestanding walls shall not be permitted within any resource protection area components or within areas regulated by the Northampton County Wetlands Board.

- (2) (e) Retaining walls shall be permitted within the resource protection area buffer component only as shoreline erosion projects permitted under section 154.164

(I) (1) (d). Retaining walls shall not be permitted within any other resource protection area components, except the buffer, or within areas regulated by the Northampton County Wetlands Board.

- (3) *Corner lots, residential districts.* On a corner lot in a residential district, no planting, wall, fence or other obstruction to motorist's vision shall be planted, erected or maintained higher than three (3) feet above the adjoining edge of pavement within a triangle comprised of two (2) 20 foot right-of-way legs measured from the point of intersection of the rights-of-way of the two (2) intersecting street lines.
- (4) *Corner lots, non-residential districts.* On a corner lot in any commercial or industrial district which requires a front yard, no planting, wall, fence, sign or display or any other obstruction to motorist's vision shall be planted, erected or maintained higher than three (3) feet above the adjoining edge of pavement within a triangle comprised of two (2) ten-foot (10-foot) right-of-way legs.