

VILLAGE OF BIRON
ACCESSORY BUILDING & FENCE REGULATIONS

Accessory Buildings	Permit Fee:	\$0.15 per square foot / \$60 minimum
	Electrical:	\$.04 per square foot plus \$35
	Plumbing:	\$.04 per square foot plus \$35
	HVAC:	\$.04 per square foot plus \$35

In any residential district a principal building and one attached or detached garage is allowed. Detached garages are not to exceed 1200 square feet in area and shall be less than fifteen (15) feet in height. An attached **and** detached garage is **not** allowed. If another garage is desired it is considered an accessory building and subject to the following regulations.

Accessory building size limits. In addition to the garage permitted above, two additional accessory buildings are permitted, not to exceed 900 square feet in area and 300 square feet in area respectively. Accessory buildings shall be less than fifteen (15) feet in height.

Yard & SetBack Requirements. No detached accessory building shall occupy any portion of the required front yard, and no detached accessory buildings shall occupy more than thirty percent (30%) of the required rear yard or be located within five (5) feet of any other accessory building or lot line. An accessory building shall not be nearer than ten (10) feet to the principal structure unless the applicable building code regulations in regard to one (1) hour fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure.

Fences Permit Fee \$25.00

Fences: A fence or hedge no more than (3) three feet in height may be placed two (2) feet off the lot line from the road right of way to the front corner of the house. From the front corner of the house on the remaining property lines, a six (6) foot high fence may be placed two (2) feet off the lot line. On any corner lot, no fence in the vision triangle shall exceed three (3) feet. The property owner shall be responsible for the proper placement and location of the fence. Posts & framing shall face the property for which the fence permit application is being made.

Dog Pens & Runs. Dog pens and runs shall be erected in the rear yard only and shall be located at least five (5) feet from any property line.

Wire Fences. Wire fences are to be of chain link construction or a vinyl coated minimum wire gauge No. 16 with maximum opening of 2 inches by 3 inches.

Wood Fences. Redwood or cedar shall be preferred for durability. Other woods may be used provided they are suitable and maintained.

Barbed Wire. No fence consisting wholly or in part of barbed wire shall be erected or maintained in the Village except for farming purposes and except for approved security fences.

Security Fences. The Board of Zoning Appeals, upon proper application, may approve security fences in nonresidential zones of such design and construction as it shall deem proper.

Non-conforming Fences. Present fences may stand even though they do not conform to this section. However, nonconforming fences requiring 50% or more repairs or rebuilding shall be removed or rebuilt to conform with the requirements of this section.