

**CHAPTER 1311**  
**Local Building Provisions**

**1311.01** Fences.  
**1311.02** Detached sheds.

**1311.03** Antennae, satellite receiving dishes.  
**1311.04** Retaining walls.

**1311.01 FENCES.**

(a) Fences may not be placed on the property lines within thirty feet of the rights-of-way of two intersecting streets.

(b) Fences shall be designed in accordance with this Building Code, except where there are more restrictive provisions in subdivision regulations, or zoning regulations.

(c) Height of fences on the top of retaining walls shall be measured from the higher grade on either side of the wall.

(d) Fences shall be made of durable materials, permanently and securely anchored in place. Design shall comply with good engineering practices.

(e) Barbed-wire, or any electrified wire materials shall be prohibited for use in fences. (Ord. 18-93. Passed. 9-7-93.)

**1311.02 DETACHED SHEDS.**

The design of detached sheds shall comply with good engineering practices.

**1311.03 ANTENNAE, SATELLITE RECEIVING DISHES.**

(a) Antennae, satellite receiving dishes, or other towers, where permitted by zoning regulations (or in areas not covered by zoning regulations), when free standing, shall be considered accessory structures.

(b) Location. Antennae towers may be built in a side or rear yard with no part of the structure closer than three feet to any side lot line and six feet to the rear lot line. The area between tower legs or supports shall not be in excess of thirty percent of the required rear yard area and shall be located not less than sixty feet from any front lot line. Guy wires and other accessories shall not cross or encroach upon any required yard setback or any adjoining private or public property.

(c) Design provisions. Antennae towers shall be engineered and designed to comply with conditions present on site.

**1311.04 RETAINING WALLS.**

(a) Retaining walls shall not be placed within thirty feet of the intersection of two or more streets, where such work would impair the ability to observe traffic movement.

(b) Designs for retaining walls shall be engineered to comply with the following conditions:

- (1) Curb walls (not over 1'-6" high), adjacent to and retained by hard-surfaced paving at the front of the wall, may be built without footings and with the bottom of the wall at the same level as the bottom of the retaining slab.
- (2) Low retaining walls (up to 4'-0" high), adjacent to and retained by hard-surfaced paving at the front of the wall, may be built with the bottom of the retaining wall at 1'-6" below the finished grade at the front of the wall.
- (3) All other retaining walls shall be built with the bottom of the footings at least 2'-6" below the finished grade at the front of the wall.
- (4) In lieu of engineered design, gravity walls, with level backfill and level grade at the front of the wall shall have a minimum width at the top of 8 inches if of poured concrete or 12 inches if of brick, solid concrete block or stone. At any point along the height of the wall, the thickness of the wall shall be no less than 1/3 of the distance from this point to the top of the wall, if the wall is poured concrete or 2/5 of the distance if the wall is brick, solid concrete block, stone.
- (5) Unengineered hollow concrete block walls shall not be permitted for the construction of curb walls or retaining walls.
- (6) A granular backfill shall be placed behind the wall at an elevation coinciding with the finished grade in front of the wall extending to within 8 inches of the top of the wall. This backfill shall be at least 12 inches thick against the back of the retaining wall.  
Earth backfill shall be carefully placed behind this granular backfill; the granular backfill shall be made sufficiently wide to assure a full 12 inches thick drainage strata.
- (7) Provisions for drainage of the backfill shall be made either by means of weep holes (4" diameter max. 6'-0" o.c.) in the wall or with a system of perforated pipe of 4 inch minimum diameter laid at the base of the backfill and having a proper gradient to an outlet. (Ord. 18-93. Passed 9-7-93.)