

- B. Maximum height: tower 180 feet - accessory structure 15 feet.
- C. Minimum number of antenna sites for a 180 feet tower is 4; if tower is less than 180' refer to TF-01K.
- D. Tower shall be placed no closer than 500 feet to any residential structure. If it is closer it will require Special Exception Approval by the Board of Zoning Appeals.

TF-05: This section applies to the HC, C3, and C4 districts.

A Wireless Telecommunications Facility shall be permitted that meet the following and all other requirements within this ordinance:

- A. Minimum setback from the side and rear property line: equal to fifty percent (50%) of the height of the tower. Towers not allowed in the front yards.
- B. Maximum height: tower two hundred fifty (250) feet and accessory structure fifteen (15) feet
- C. Minimum number of Antenna sites for a two hundred fifty (250) feet tower is six (6); if tower is less than two hundred fifty feet (250') refer to TF-01K.
- D. Tower shall be placed no closer than five hundred (500) feet to any residential structure. if closer will require Special Exception Approval by the Board of Zoning Appeals.

14 **7.21 Fence and Wall Standards (FN)**

FN-01: All fences and walls are accessory structures and require a building permit:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line or easements; fences shall not be allowed within any utility and/or drainage easement.
- C. Not be greater than six (6) feet in height in the side yard and rear yard or greater than three (3) feet in height in the front yard.
- D. Not be closer than two (2) feet to any public right-of-way.
- E. Not be placed within the clear vision triangle.
- F. Not incorporate security wire or sharpened top spikes.
- G. Fences or walls located in the front yard shall have no less than 50% surface open area. (Picket fence/rail fence.)
- H. Wire fences and walls for agricultural purposes are exempt from this requirement and do not require a permit.

FN-02: All fences and walls shall:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line or easements; fences shall not be allowed within any utility and/or drainage easement.
- C. Not be greater than eight (8) feet in height in the side yard and rear yard.
- D. Not be closer than two (2) feet to any public right-of-way.
- E. Not be placed within the clear vision triangle.
- F. Fences or walls located in the front yard shall have no less than 50% surface open area. (Picket fence/rail fence.)
- G. Wire fences and walls for agricultural purposes are exempt from this requirement and do not require a permit.

FN-03: All fences and walls are accessory structures and require a building permit, and shall:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line or easements, but shall not be allowed within any utility and/

or drainage easement.

- C. Not be greater than eight (8) feet in height in the side yard or rear yard.
- D. Not be greater than six (6) feet in height in the front yard.
- E. Not be placed within the clear vision triangle.
- F. Not incorporate security wire or sharpened top spikes.
- G. Be constructed of brick, ironwork, or decorative masonry blocks.

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7.22 Architecture Standards (AR)

AR-01: The following architectural standards apply and shall be shown on plans submitted with a building permit:

- A. A minimum roof pitch of 7:12 is required for the primary structure. The minimum roof pitch for an open porch is 5:12.
- B. Siding for all structures shall have a textured surface.
- C. All single family residential structure roof overhangs or eaves shall be no less than twelve (12) inches.
- D. All single family residential structures shall have gutters and down spouts.

AR-02: The primary building material for all facades of the Primary and Accessory Structures are to be brick, natural or cut stone. Other accent materials suggested on the facades include products like stucco or dryvit (no vinyl, aluminum or plywood siding shall be permitted).

Gazebos, bath houses, detached garages or carports shall have the same architectural design and look as the Primary Structure, and the same building materials, unless otherwise approved by the Plan Commission.

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7.23 Miscellaneous Standards (MS)

MS-01: Each manufactured home in a manufactured home park must be tied down and have perimeter skirting.

MS-02: Storage or parking of recreational vehicles is subject to the following conditions:

- A. At no time shall a parked or stored recreational vehicle be occupied or used for living, sleeping or housekeeping purposes, except as outlined below.
- B. A recreational vehicle may be permitted to be parked for visitation for up to seven (7) consecutive days, but not to exceed fourteen (14) total days in any one calendar year.
- C. No more than one (1) recreational vehicle may be stored or parked outdoors on a residential parcel at any one time.
- D. Recreational vehicles may be stored or parked by the owner thereof behind or alongside the primary building in such a manner that no part of the vehicle shall project beyond the front of the primary structure, side yard setback, or rear yard setback.
- E. Year-round storage of a recreational vehicle is permitted if it is either enclosed, screened with vegetation, or is not within seventy-five (75) feet of all neighboring residential structures. If either of these conditions is not met, outdoor storing or parking shall not extend more than nine (9) months of any single calendar year.
- F. A recreational vehicle shall not block a sidewalk.
- G. A recreational vehicle shall not be parked on a parcel without a primary structure.
- H. A recreational vehicle shall not be used solely for the purpose of personal storage.

MS-03: All roof mounted heating, air conditioning, ventilation, or other mechanical equipment shall be screened with materials that are complementary and aesthetically appealing to the structure on which they are affixed. From any location within four hundred (400) feet of the structure, the screening must hide or disguise the above listed equipment.

MS-04: Farm animals must have a minimum fenced area per animal to be permitted within the jurisdiction of this Ordinance. The minimum lot size to be able to have any farm animal on any lot or combination of lots is three (3) acres. The zoning administrator shall have discretion to determine the minimum acreage for

farm animals not listed. The following animals shall have:

Large Animals (horses, cows, buffalo, camels, donkeys)	1.5 acres fenced pasture per animal
Medium Animals (llamas, emu, ostrich, alpacas, sheep)	1 acre fenced pasture per animal
Small Animals (pigs, turkeys)	.5 acre fenced pasture per animal
Very Small Animals (chickens)	.1 acre fenced pasture per animal

- MS-05: All side property lines must be within ten (10) degrees of perpendicular to the street center line or radial on curve.
- MS-06: All outdoor storage of materials, products for sale, construction materials, trash containers, etc. shall be fenced with a six (6) foot privacy fence on all sides in all zoning districts.
- MS-07: Street addresses must be posted on all primary structures and be visible from primary roadway and/or be posted on mailbox or other suitable structures visible from primary roadway.
- MS-08 Knox boxes are requested on all commercial, multifamily, residential and residential condominium buildings but are not required.

