
17.04.100 Yard requirements.

- A. Principal Building or Structure. No principal building or structure shall be erected, altered or placed so that any roofed or enclosed portion encroaches into the street, side or rear yards as established by the street, side and rear setback regulations for the district in which such building or structure is located.
- B. Abutting Lots in Different Districts.
 - 1. Where lots in two different districts abut, one of which is in an "A" agricultural district, the yard regulations of each district shall apply within the separate districts.
 - 2. Where lots in two different districts, neither of which is in an "A" agricultural district:
 - a. Abut along their rear lot lines, the rear yard depth required in the more restrictive district shall apply to both districts;
 - b. Abut along their side lot line, the side and street yard setbacks required in the more restrictive district shall apply to both lots.
- C. Accessory Building or Structure.
 - 1. No detached accessory building or structure shall be erected, structurally altered or placed other than in a rear yard.
 - 2. Any accessory building or structure which is attached to a principal building or structure shall comply with setbacks established by the direct regulations for principal buildings and structures.
- D. Corner Lots. Corner lots shall have two street yards and a rear yard shall be provided opposite the street yard of the street from which the building or structure obtains its primary access.
- E. Fences, Hedges and Certain Accessory Structures.
 - 1. A fence in the city of Juneau must be constructed of milled or manufactured materials. Materials that are excluded: electrical wire, barbed wire, razor wire, chicken wire, glass, any hazardous materials or thorny plants and bushes. Vertical members of the fence cannot exceed four-inch spacing.
 - 2. Residential fences and hedges are required two feet off the property lines for maintenance purposes in residential districts, but shall not exceed a height of six feet. When to be placed in a front yard, review by the plan commission shall be required, and they shall not exceed a height of four feet. In no case shall they be closer than two feet to any public right-of-way lines.
 - 3. Security fences are required two feet off the property lines in all districts, except residential districts, but shall not exceed ten feet in height and shall be of an open type similar to woven wire or wrought iron fencing.
 - 4. Vegetation and certain accessory structures used for landscaping and decorating may be placed in the required street yard and side yards. Permitted structures and vegetation include, but are not limited to, flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs and flowers.
 - 5. Upon erecting a new fence, the good side shall be facing neighboring properties.

(Ord. 125-2006 (part); Ord. 125-2005 (part); Ord. 203 §§ 1, 2, 1995; prior code § 10-4-11)

(Ord. No. 170-2009, § 7, 10-22-09; Ord. No. 183-2009, § 7, 4-13-2010; Ord. No. 260-2020, 10-13-2020)