

Chapter 15 – Violation, Penalty & Enforcement

Section 1504. Enforcement

Article 1504.5. ZONING CLEARANCE: It shall be unlawful to construct, alter, repair or improve, remove or demolish, or to commence the creation, construction, alteration, removal or demolition of a building, structure or use without first filing with the Zoning Inspector an application in writing and obtaining a Zoning Clearance, except that such clearance shall not be required for:

1. A non-habitable accessory building or structure that is a single story and no greater than **200** square feet in floor area.
2. Fences or walls with an overall maximum finished height of six feet or less, unless said fence:
 - a. Is part of a pool barrier;
 - b. Serves to retain soil greater than 18 inches, as measured vertically from finished grade;
 - c. Is associated with any hillside development;
 - d. ~~Is used as a corral;~~
 - d.e. Is the primary use of the property, or
 - e.f. Is on a corner lot abutting a key lot as outlined in Section 601, Article 601.2.12 of this Ordinance.