

Accessory Buildings

Accessory buildings or structures include detached garages, storage sheds, workshops, outdoor barbeques and outdoor fireplaces.

The building/structure must be detached from the principal building, occupy less floor area, cover less lot area, and have a use that is secondary to the primary structure and the use on the property.

Accessory buildings and structures may be located within the side and rear yard setbacks depending on the size and height. The reduced Side Yard Setback does not apply to the Street Side Yard.

The maximum height of an accessory building/structure is no higher than the primary building or 25 feet whichever is less. In the MHS, MHP and RVS districts the maximum height is 15 feet.

Accessory Building Setback Guidelines			
Building Height		Building Area	Side and Rear Yard Setback
More than 8 feet	Or	More than 200 square feet	3 feet + 1 foot for each foot over 8 feet in height
8 feet or less	And	121 - 200 square feet	3 feet
8 feet or less	And	0 - 120 square feet	0 feet
Additional building requirements may apply.			

Frequently Asked Questions

Do I need a building permit to put up a fence?

If the fence or wall is under 7 feet and is not a retaining wall than a building permit is not required. Any fence to be placed in the front or street side yard setback is required to be placed outside of the right-of-way.

How do I find out my property line and if there are easements?

A review of the subdivision plat will provide some information with regard to property lines, easements and setbacks but a licensed land surveyor should be consulted to determine actual property lines.

Do I need a permit for an accessory structure?

It depends on the height, utility connections and materials of the structure. Contact the Building Safety Department to get additional information.

Are there special guidelines for fences in the historic districts?

Yes, please contact Planning & Neighborhood Services for additional information.

Call Before You Dig — Arizona 811

Agency Contacts

City of Yuma

Planning & Neighborhood Services
Planning@YumaAZ.gov - (928) 373-5175

Building Safety
DCDBuildingSafety@YumaAZ.gov
(928) 373-5163

Engineering
(928) 373-4520

12/5/23

Fences, Setbacks and Accessory Buildings



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Fences

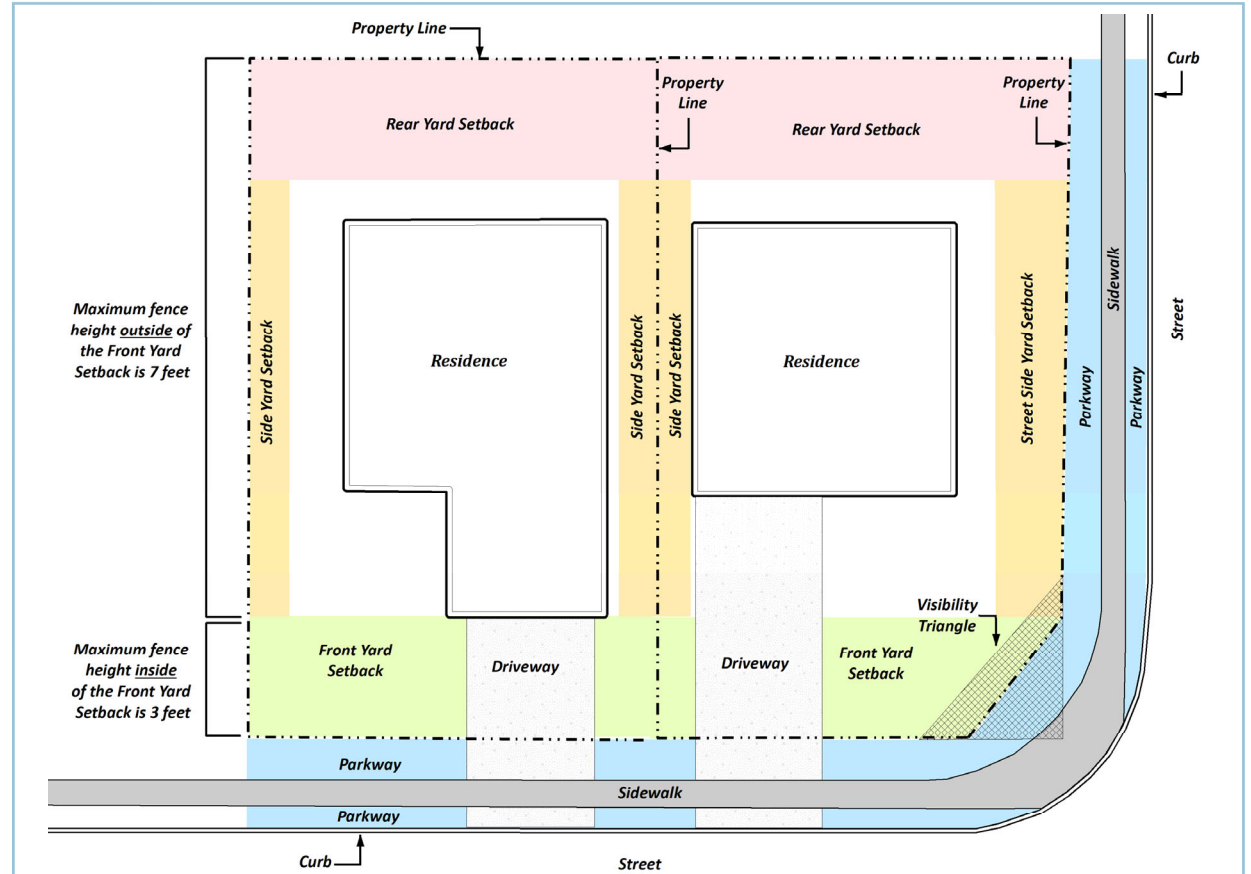
A wall or fence is allowed along any property line in the Agriculture and Residential zoning districts, provided, however, that no wall or fence more than three feet in height is allowed within a required front yard setback area. It is the property owners responsibility to identify their property line and any easements that may apply to their property.

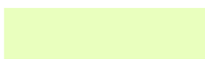

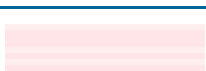
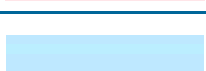

Setbacks

Setbacks define the buildable area for a primary structure such as a home. Setbacks are in place to allow for light and air between buildings and emergency access in case of fire. Below can be found the setback areas for the Agriculture and Residential zoning districts.

Residential Zoning Yard and Setback Distance (feet)				
Zoning District	Front Yard	Side Yard	Rear Yard	Street Side
AG	40	20	20	40
SR	25	10	25	25
RE (12/18/35)	25/30/35	10/15/20	20/25/30	15/20/25
R-1 (8 to 40)	20	7	20	10
R-1-6	20	7	10	10
R-2	20	7	10	10
R-3	20	7	10	10

Visibility Triangle: In residential areas, the visibility triangle is typically measured with 25 foot legs extending from the property lines. Contact Engineering for additional information.



	Front Yard Setback: The area between the front property line and the setback line. In many residential districts this area has a 20 foot depth. The maximum fence height in the front yard setback is 3 feet.
	Side Yard and Street Side Yard Setback: The area between the side property line and the setback line. The primary structure may not be located in the side yard and street side yard setbacks. The max fence height along the side property line is 7 feet.
	Rear Yard Setback: The area between the rear property line and the setback line. The primary structure may not be located in the rear yard setback. The max fence height along the rear property line is 7 feet.
	Parkway: The area between the property line and the roadway. This area may be between the sidewalk and property line or between the sidewalk and the roadway. Maintenance of the parkway is the responsibility of the adjacent property owner. Fences may not be placed in the Parkway.
	Visibility Triangle: The area that is reserved to allow for visibility for cross traffic at intersections. No fencing or plantings over 30 inches are allowed. This area may include private property. Maintenance of the visibility triangle is the responsibility of the adjacent property owner.