



## WHAT YOU NEED WITH YOU

- ▶ Quick Permit Application.
- ▶ The permit fee of \$70.
- ▶ Plat of survey or site plan showing the locations, dimensions, and set backs of all existing and proposed improvements. Setbacks from property lines vary by zoning district.
- ▶ Details about your fence (style, height, material, cost, etc).

## WHAT YOU SHOULD KNOW

- ▶ No work can begin prior to a permit being issued.
- ▶ All projects are subject to zoning approval.
- ▶ If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.
- ▶ Many subdivisions have private covenants and restrictions which supersede City zoning requirements. The City does not enforce covenants and restrictions. It is recommended that property owners check with the homeowner's association prior to commencing any work.
- ▶ Before you dig to install your fence, contact JULIE at 1-800-892-0123 to locate utility lines.
- ▶ A final inspection is required upon completion of the work. Contact the City of Elgin to schedule the inspection.

## REQUIREMENTS

1. **Fence Restrictions:** Certain subdivisions do not allow fences in front or side yards. Any yard adjoining a street is considered a front yard. A maximum of 6 inches is allowed between the ground and the bottom of the fence. The 6 inch separation is included in the fence height.
  - a) The following restrictions apply to street yards:
    - a. 3 feet is the maximum height for solid fence.
    - b. 4 feet, 40% open is the maximum height for a picket fence.
    - c. The fence must not obstruct the view of traffic at intersections or driveways.
    - d. No chain link fences are allowed within front building lines.
  - b) The following restriction applies to side and rear yards:
    - a. The maximum height of a fence is 6 feet.
  - c) If located within the historic district:
    - a. A maximum height of 42 inches, 50% open in the street yard is required.
    - b. Back to back fencing is not allowed (double fencing).
    - c. All fences must be painted.
2. **Supporting members:** The posts and all supporting members of the fence must face the interior of the lot on which the fence is located.



- Location:** Fence may be constructed up to the property line. It is the homeowner's responsibility to determine all property lines.
- Easements:** Fences may be installed in easements however it is the homeowner's responsibility to contact all utility companies and the City of Elgin to locate possible underground lines and cables within the easement. The property owner assumes all responsibilities for any damage that may occur as a result of the City or utility company working within the easement. Fences placed within drainage easements shall be installed so as to not impede the flow of stormwater.

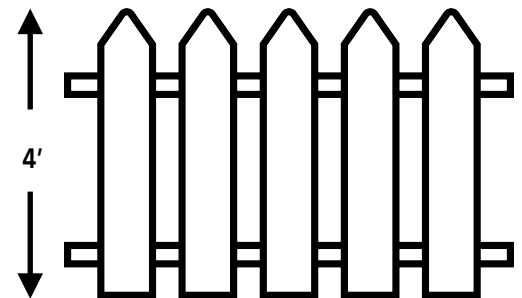
## Fence Requirements

Side and Rear Yards: Maximum of 6' high

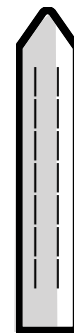
Front Yards: Maximum of 4' high if 40% open  
Maximum 3' high if solid

The "40% open space" between the fence boards is equal to 2/3 of the width of the fence board.

| Fence Board Size                        | Opening Size                    |
|---|---------------------------------|
| 1 <sup>3</sup> / <sub>4</sub> " (1X2)   | 1 <sup>1</sup> / <sub>8</sub> " |
| 2 <sup>1</sup> / <sub>2</sub> " (1X3)   | 1 <sup>5</sup> / <sub>8</sub> " |
| 3 <sup>1</sup> / <sub>2</sub> " (1X4)   | 2 <sup>3</sup> / <sub>8</sub> " |
| 5 <sup>1</sup> / <sub>2</sub> " (1X6)   | 3 <sup>5</sup> / <sub>8</sub> " |
| 7 <sup>1</sup> / <sub>2</sub> " (1X8)   | 5"                              |
| 9 <sup>1</sup> / <sub>2</sub> " (1X10)  | 6 <sup>1</sup> / <sub>4</sub> " |
| 11 <sup>1</sup> / <sub>2</sub> " (1X12) | 7 <sup>5</sup> / <sub>8</sub> " |



-> | 2/3 | <-



-> | 1/3 | <-

For any other size, determine what 2/3 of the board width is and use that measurement for the required opening size (see example on the right).



Call J.U.L.I.E. before you dig!  
Dial 8-1-1 or 800-892-0123 to locate utility lines.