

RESIDENTIAL FENCE



*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*

DOCUMENT SUBMITTAL CHECK LIST

A permit is required and must be obtained prior to the construction of a residential fence. Please ensure the following items are provided to the Community Development Department:

- [Application for Permit](#)
- One copy of a plat of survey (to scale), a site plan or the estimate from fence company showing the location of the fence in relation to all property lot lines and existing structures on the lot.

Failure to provide any of the above documents may result in processing delays.

GENERAL INFORMATION AND FEES

- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to contact J.U.L.I.E. (811) to locate underground utilities in your yard prior to excavation.
- The application review period averages from 5 to 7 business days. The applicant will be contacted when the permit is issued and ready for payment. A list of required inspections will be provided to you when you pay for and pick up the permit.
- Inspections must be scheduled at least one day prior to the desired inspection date by calling the Community Development Department at (815) 895-4434.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A permit may become invalid if work does not begin within 180 days of issuance.
- The Property Maintenance Code requires all accessory structures to be maintained. Please remember that once installed, your fence is required to be maintained. Surface coatings are expected to be maintained free from loose and flaking paint chips. Damaged or worn components require proper replacement or repairs.
- Fees:
 - Building Fee: \$50.00
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.

- Alterations to the approved plans must be resubmitted to the Community Development Department in writing for review and approval prior to construction.
- Please contact the Community Development Department during regular business hours regarding specific questions.

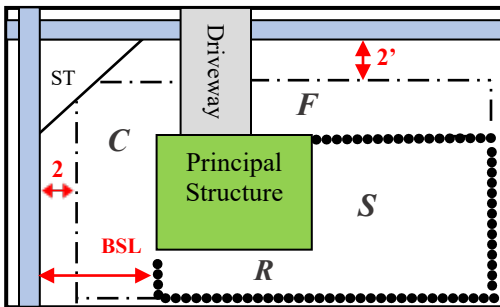
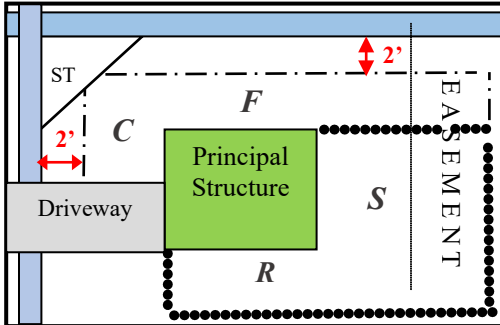
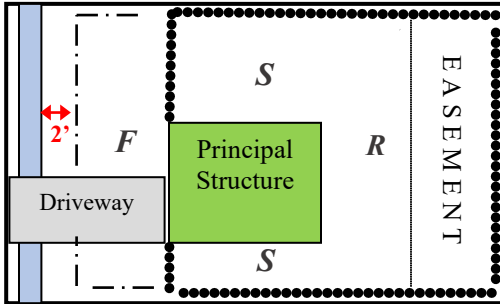
CODE REQUIREMENTS

1. Fences shall not be located on top of any property line. All fences and walls must be located entirely on the lot of the property owner constructing the fence or wall.
2. Fences may be constructed within utility and drainage easements; however, the City and public utility companies have the right to remove said fence to repair or maintain utilities with no obligation to repair or restore said fence.
3. Fences shall have the finished side facing out.
4. The maximum permitted height is 6' in rear or side yards only.
5. Only open fences are allowed in front and corner side yards, not to exceed 4' above the adjoining ground and shall be located no less than 2' from a public sidewalk. Fences or walls located within a corner side yard may be 6' tall, open or privacy, provided they are located within the required minimum corner side building setback line for the principal structure.
6. An open fence in which the openings in the material being used represent 35% or more of the area of the fence and do not interfere with visibility or the free passage of air through the fence. The minimum opening on any fence shall not be less than one inch (1").
7. No fence may be located within the sight triangle, the sides of which are formed by the right-of-way lines of two intersecting streets or a street and a driveway. The length of the sides of said triangle shall be 30' along the street right-of-ways that intersect, and 10' along the street right-of-way and driveway that intersect, or along the street right-of-way and alley that intersect.
8. Fence post holes shall be a minimum of 24" deep.
9. No fence or wall shall be constructed in such a manner that obstructs, inhibits, alters, or impairs overland surface drainage across any adjoining lot.

APPLICABLE BUILDING CODES

- City of Sycamore Municipal and Unified Development Codes

DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



	=	Maximum 6' privacy or open fence
	=	Maximum 4' open fence
	=	Sidewalk
	=	The length of the sides of said triangle shall be 30' along the street right-of-ways that intersect, and 10' along the street right-of-way and driveway that intersect, or along the street right-of-way and alley that intersect.
BSL		Building Setback Line
F		Front Yard
C		Corner Side Yard
S		Side Yard
R		Rear Yard