



Building Department  
98 E. Third St.  
Manteno, IL 60950  
Phone 815-929-4803  
Fax 815-468-8240

## FENCES

### **BUILDING PERMIT**

A building permit is required **before** construction begins.

### **CONTRACTOR LICENSING**

All contractors who work in the Village must be licensed.

### **Information to be submitted when applying for a permit:**

1. \_\_\_\_\_ A plat of survey or accepted equivalent.
2. \_\_\_\_\_ Indicate location and dimensions of all existing structures on plat and the location and dimensions of all easements, if any.
3. \_\_\_\_\_ Indicate on survey with X's, the location of fence. (see attached diagram.)
4. \_\_\_\_\_ Be able to locate property pins.

### **Subdivision Covenants:**

- The owner is responsible for any covenants your subdivision may have regarding fences. Please check with your Homeowner's Association prior to obtaining the building permit.

### **Heights Allowed:**

- In all zones but industrial, the maximum height of fences, in back and side yards, shall be six (6') feet.
- In industrial zones, the maximum height of fences shall be ten (10') feet.
- In front yards, the maximum height shall be thirty-six (36") inches. However, no fence shall exceed two (2') feet in height within thirty feet (30') of a street intersection. Refer to illustration on the back page.

### **Corner Lot Side Yards:**

- For a determination of fence locations for a corner lot, the street address will determine the front of the home.
- A fence may continue into the side yard of the corner lot a maximum ten (10') feet from the home with a maximum height of six (6') feet.
- Any fence located further than ten (10') feet from the home into the side yard of the corner lot may be installed at a four (4') feet maximum height provided it is at least 50% open.
- No chain link fences will be allowed in the side yard of a corner lot.
- No fence may be located within five (5') feet of any sidewalk or located closer than seventeen (17') feet from the edge of a curb-line, whichever is more restrictive.
- Refer to illustration on the back page.

### **Line Of Sight/Vision Clearance:**

- In residential districts, the location of structures on corner lots shall be regulated so as not to obstruct the vision of drivers of motor vehicles.
- No structures shall be erected to a height of more than two feet (2') within a triangular area, determined by a diagonal line connecting two (2) points measured along the property lines of the abutting streets thirty feet (30') equal distant from the intersection of those property lines.
- See diagram on next page.

### **Location / Utility Easements:**

- Where allowed, fences may be constructed up to the property lines as long as the fence does not interfere with or obstruct a public right-of-way or prevent access to any public utility apparatus.
- In the event that the owner desires to construct a fence in a public utility easement, the owner shall assume all costs associated with the removal and/or replacement of the fence. The owner is required to provide a completed "Waiver & Release of Liability Form" provided by the Building Department.
- The Village shall not be held liable for damages by permitting the fence to be constructed in a utility easement.

### **Drainage Easements:**

- Fences may not be located in any drainage easement, unless authorized by the village engineer and the Building Director.

### **Pool Fences:**

- Fences used for the purpose of a pool enclosure shall have their gates swing outward.
- Gates must be self-closing.
- Gates must be self-latching.
- Gates must be a minimum of 48" in height at the lowest point.

### **Construction:**

- Fences shall be erected so that all supporting members shall be attached to and located within the property lines of the property being fenced.
- All fences shall have the finished side facing out to the exterior of the lot being fenced.
- Footing depth for fence poles should be 36" to 42" deep. (42" depth suggested for 6' tall solid fences).

### **Property Pins:**

- The applicant and owner are solely responsible for locating where property pins and/or lot lines are located.
- If necessary, it may be requested that the owner be able to show the inspector the location of the property lines by pulling a string or equivalent.
- If there is a dispute between property owners regarding the fence location, it shall be a civil matter.

**Mark fence location with ✕'s**

