

1200 Fences

Intent:

The intent of this Section is to promote and protect the public health, safety and welfare by regulating the manner and location of fence installations in the Village of Metamora.

Scope

This section shall apply to all districts.

Fence – Types

- A. Barbed Wire Fence: A fence made with metal wire having sharp points or barbs along its length.
- B. Chain Link Fence: A fence usually made of metal consisting of loops or wire interconnected in a series of joined links.
- C. Line Fence: Any fence erected along the line dividing a lot or parcel of land from a public street or right-of-way.
- D. Ornamental: Any fence which is intended to serve as decorative rather than a barrier.
- E. Privacy Fence: Any fence made to inhibit public view and provide seclusion.
- F. Security Fence: A fence usually of chain link construction and designed to prohibit access to the premises.
- G. Partition Fence: Any fence located along the line dividing two (2) lots or parcel of land, whether subject to an easement or not; or along the line dividing a lot or parcel of land from a platted public alley.

Permitted Uses - Residential Districts

A. Ornamental Fences

- 1. Front Yards: Ornamental fences may be erected in front yards parallel to the building line to a height not exceeding three (3) feet above the finished grade and/or approximately on, the common property line.
- 2. Side and Rear Yards: Ornamental fences may be erected in side and rear yards parallel to and a minimum of two (2) feet from the common property line to a height of not more than six (6) feet.

B. Chain Link Fences:

Shall be permitted only in rear and side yards. Said fences may be erected parallel to and a minimum of two (2) feet from the common property line to a height not exceeding four (4) feet above the finished grade.

C. Privacy Fences:

Shall be permitted only in rear and side yards. Such fences may be erected parallel to and a minimum of two (2) feet from the common property line to a height not exceeding eight (8) feet above the finished grade.

D. Shrubbery and Hedges:

Same as Ornamental Fences

E. With the written approval of the abutting property owners, a fence can be erected parallel to and on, or approximately on, the common property line.

Permitted Uses - Commercial and Industrial Districts

Fences shall be permitted in required yards as follows:

A. All permitted fences in Residential Districts.

B. Chain Link Fences

1. Commercial Districts: Shall be permitted in any required yard. Said fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding six (6) feet above the finished grade.

2. Industrial Districts: Shall be permitted in any required yard. Said fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding ten (10) feet above the finished grade.

Restricted Fences - All Districts

All fences of any type or description shall conform to the following regulations:

A. Fences which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:

1. No fences shall hereafter be erected, along the line dividing lots or parcels of land or located within any required side or rear yard in excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land. No fence may be located in a required front yard in excess of three (3) feet in height.

2. All fences, hereafter erected shall be of any ornamental nature. Spikes, nails, or any other sharp point or instrument of any kind on top or on the sides of any fence, or electric current or charge in fences are prohibited. The top and bottom of all chain link fences on or adjacent to residential areas shall be knuckled to eliminate sharp points. Barbed wire shall be allowed on top of six (6) foot chain link fences located behind the front face whichever is greater in commercial and industrial districts with the exception of lots, or land, or real estate used for residential purposes in said districts. Barbed wire cradles may be placed on top of fences enclosing public utility buildings, or wherever deemed necessary in the interest of public safety in all districts, upon application to and approved by the Board of Zoning Appeals.

B. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of the driver of a vehicle approaching the intersection.

C. No fence, other than chain link or any decorative fence with open cross member construction such as split rail, provided such fence has no more than three (3) cross members, may be located on the property line unless by written and recorded agreement in the nature of easement between property owners allowing ingress and egress onto adjacent property to maintain and repair such fence for so long as such fence exists.

Encroachment on Public Property or Right-of-Way

The encroachment of fences on public property or right-of-way are prohibited.

Similar Fences

The Planning Commission may permit other fences which are similar in character and design to one (1) or more of the fences permitted by this Zoning Ordinance.

Inspection

It shall be the duty of each property owner to determine and identify to the satisfaction of the Zoning Inspector, property lines to ascertain that the fence thus constructed does not deviate from the plans as approved by the Inspector issuing permits, and that said fence does not encroach upon another lot or parcel of land. The Village shall furnish such inspection as deemed necessary to determine that said fence is constructed in accordance with plans submitted for permits; provided, however, that the issuance of said permit by the Village shall not be construed to mean the Village has determined said fence is not encroaching upon another lot, nor shall it relieve the property owner of the duty imposed upon him.