



# Fence Regulations for Unincorporated Will County

## Do I need a permit for a fence?

No, there are no permit requirements for fences in unincorporated Will County, but there are a number of regulations for fence height, placement and type of fence that can be constructed (explained further in this brochure). You **should not** build a fence in a utility, drainage or access easement and it is recommended that you contact J.U.L.I.E. (1-800-892-0123) prior to breaking ground for your fence so that all utility lines can be located.

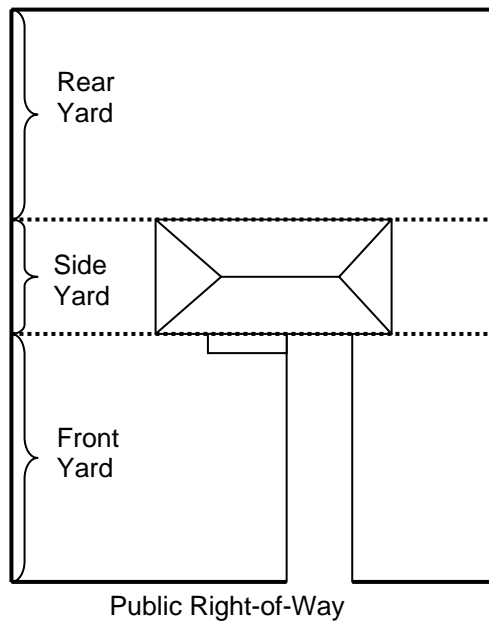
## What are the regulations regarding fence height?

Depending on where in your yard the fence is to be constructed, there are height restrictions. The elevation of fences is determined by measuring above the natural grade.

Generally speaking, fences in the front yard in all lots can be no more than four (4) feet above natural grade. In agricultural districts, fences in the front yard can be no more than five (5) feet above natural grade.

Fences in side- and rear-yards may be no more than seven (7) feet above natural grade. Commercial and industrial side- and rear-yard fences may be no more than eight (8) feet above natural grade. Double-frontage lots (those ) may have fences no more than seven (7) feet above natural grade on the side, but no more than six (6) feet above natural grade in the rear.

The illustration below depicts the location of the front-, side- and rear-yards.



### Are some types of fences prohibited?

Yes, some types of fences are prohibited, but only in residential zoning districts. Barbed wire, concertina, electric or concertina wire fences are prohibited in residential areas and areas adjacent to residential zoning districts.

### Can I construct a fence on my property line?

You may construct a fence up to your property line as long as you comply with height and setback requirements for your zoning classification. Will County does not provide surveying services. The property owner is responsible for locating all property lines and you may not encroach on an adjoining property.

### Which side of the fence must face away from my structure?

There are no restrictions. Your fence may face “in” or “out” depending on your own personal preference.

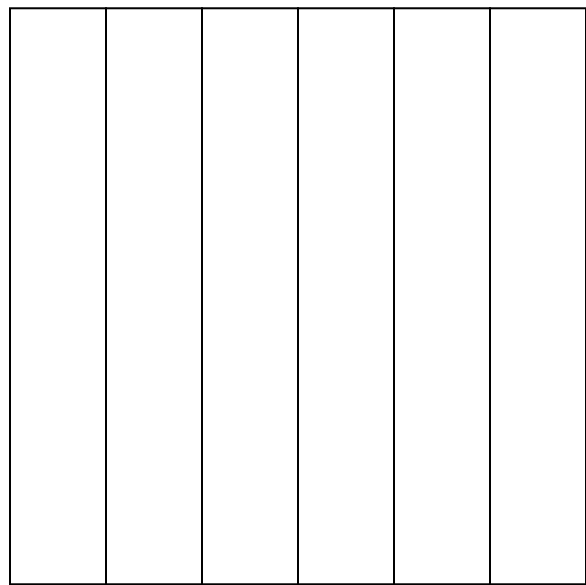
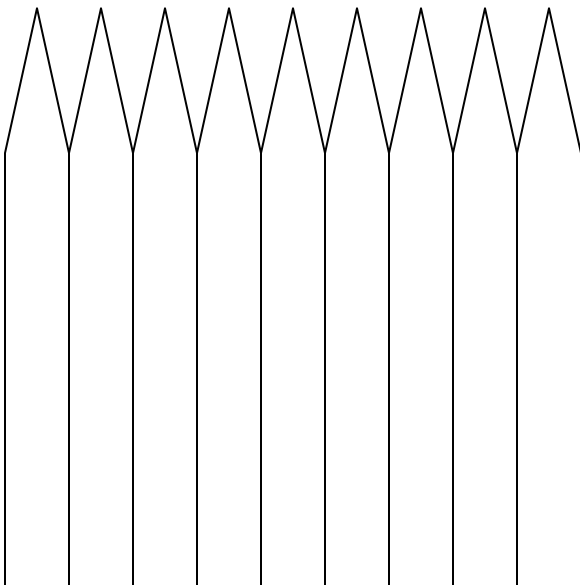
### Are there restrictions on the type of fence I can construct?

There are no restrictions on the type of material to be used for fence construction, but fences in the front yard may only be “open” fences. Fences in the side or rear yards may be either “open” or “closed” fences.

### What is the difference between an “open fence” and a “closed fence”?

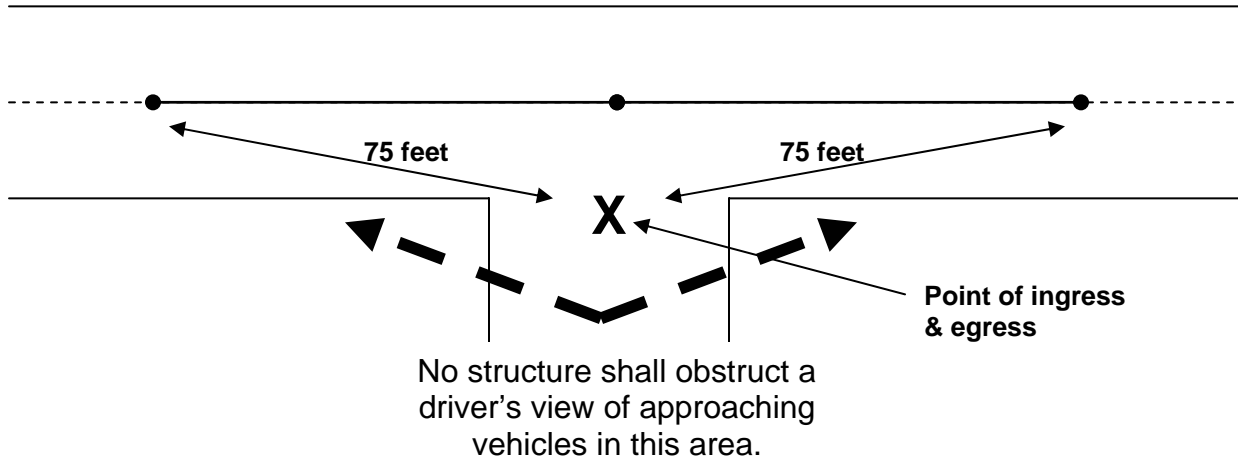
An “open” fence is defined as a fence including gates which has, for each 1 foot wide segment extending over the length and height of the fence, 60% of the surface area in open spaces which afford a direct view through the fence. Picket, chain-link, and rail fences are generally examples of “open” fences. All fences in front yards **MUST** be “open” fences. “Open” fences may also be constructed in side- and rear-yards.

A “closed” fence is defined as a fence, including gates, which conceals from view from adjoining properties, streets, or alleys, activities conducted behind it. See the illustrations below for examples of “closed” fences. “Closed” fences can only be constructed in side- and rear-yards. They are not allowed in front yards.



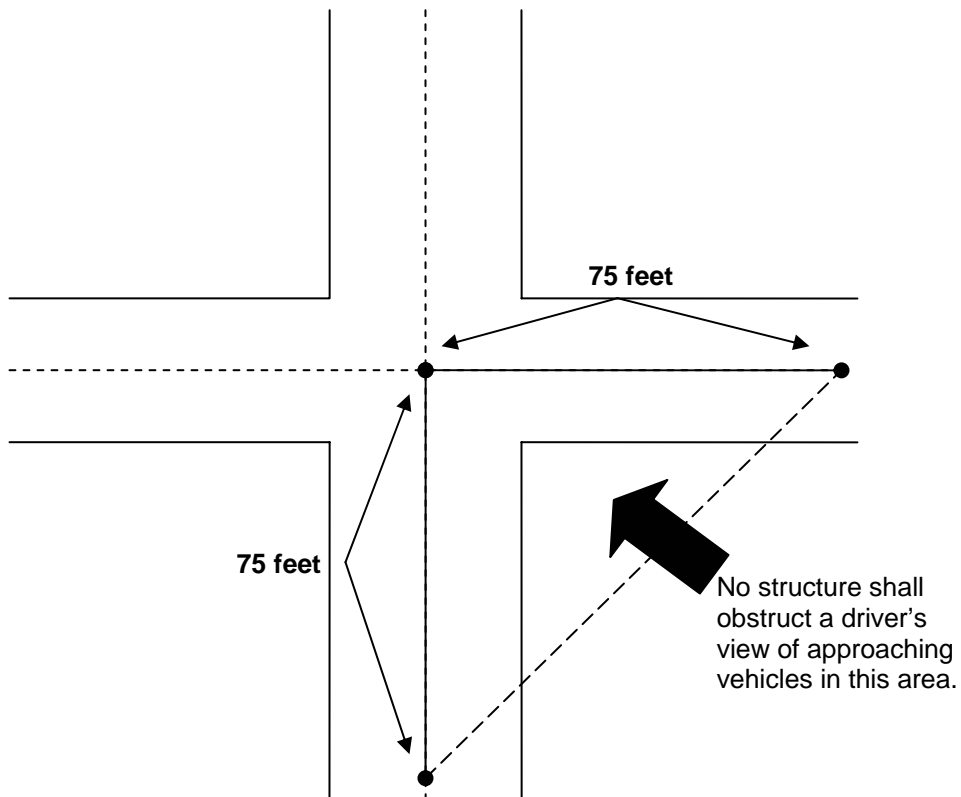
## Can I construct a fence in my front yard?

Yes, you may construct a fence in the front yard, but there are some restrictions. First, fences must generally be no higher than four (4) feet high (5 feet in agricultural districts), they must be “open” fences, and must not obstruct a clear path of motor vehicle driver’s vision. The two graphics below illustrate how a motor vehicle driver’s visual clearance is to be maintained.

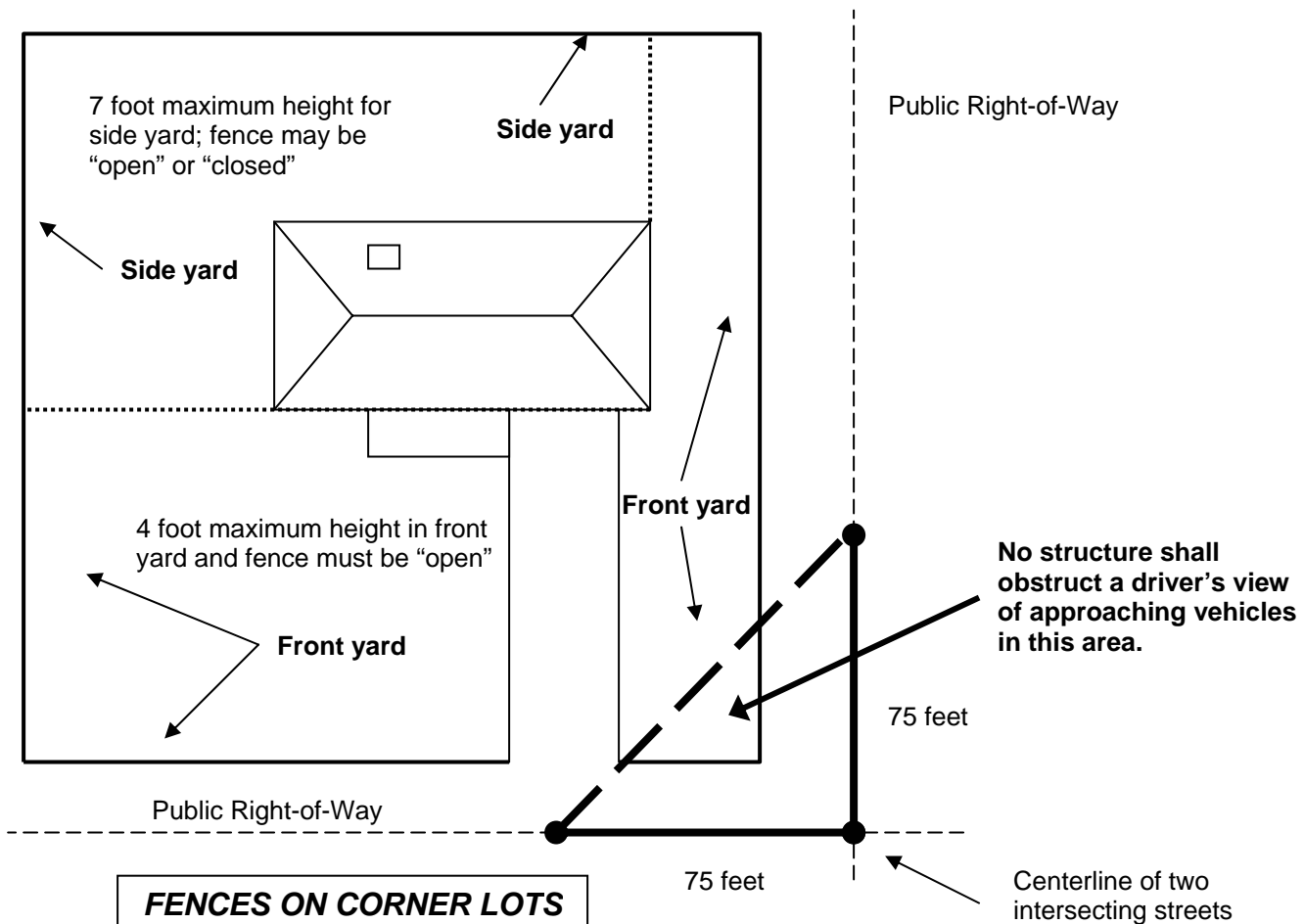


In the example above, no structure (i.e., fence, wall or hedge) should obstruct a clear path of motor vehicle driver’s vision within an area 75 feet equidistant from a driveway and the street.

On corner lots, there should be no obstructions in a triangular area measured 75 feet from the point of intersection with the street centerline.



Here is another illustration of fence regulations for corner lots:



### Can I construct a fence in a drainage easement?

It is not recommended that property owners construct fences in drainage easements. Depending on the type of fence constructed, fences in drainage easements may restrict the flow of surface water or cause surface water to collect on a property.

### What about my Homeowner's Association?

The fence regulations found in the Will County Zoning Ordinance may or may not apply to structures governed by a homeowner's association. It is your responsibility to adhere to all covenants and regulations that may be more restrictive than those in the County's Zoning Ordinance.

### What if I have additional questions?

If you have more questions, please contact the Will County Land Use Department, Zoning Division by phone at 815-727-8850 or via email at [Zoning@willcountylanduse.com](mailto:Zoning@willcountylanduse.com). The Will County Zoning Ordinance is viewable at the Department's website, <http://www.willcountylanduse.com>. Fence regulations are described in sections 8.5-6, 8.5-7(f) and 8.5-7(g) of the Will County Zoning Ordinance. **NOTE:** fence regulations for swimming pools are more specifically addressed in Section 8.7-5 of the Will County Zoning Ordinance.