



CITY OF AURORA FENCE STANDARDS BOOKLET



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PERMIT AND FENCING INFORMATION

This packet is designed to assist you with obtaining a fence permit by explaining the City's fencing requirements. It is intended to give a general overview of the fencing requirements. Refer to the Zoning Ordinance for more specific regulations on fences. Contact Planning and Zoning at 630-256-3080 for questions on City of Aurora fencing requirements. For questions on permits contact Building and Permits at 630-256-3130.

Permit and Fees

A fence permit is required prior to the installation, reconstruction, enlargement, or structural alteration of any fence. When a fence permit is issued for the screening of storage areas or trash enclosures the landscaping requirements of the Zoning Ordinance shall apply.

The fee for a fence permit is calculated as follows: Fee = Permit Inspection Fee (PIF) + Permit Review Fee (PRF)

1. PIF – (Minimum \$20) The Permit Inspection Fee is based upon the value of the work being done (How much you are paying for the installation of the Fence) multiplied by 1.25% - $[(\text{Valuation} \times 0.0125)]$
2. PRF – (Minimum \$51) The Permit Review Fee is 15% (0.15) of the Permit Inspection Fee – $[(\text{PIF}) \times 0.15]$
3. \$50 non-refundable application fee. The non-refundable application fee is applied to the total Fee determined by the calculation and the balance is paid upon issuance of the permit.

Permits can be obtained from the City's website at www.aurora-il.org under the Community Development/Building and Permits/Permits or at the Buildings and Permits Building, which is located at 65 Water Street in Aurora.

A copy of the current plat of survey showing proposed fence heights and fence material is required with a fence permit submittal.

If a property is located within one of Aurora's Historic Districts, you must contact the Historic Preservation Division at 630-256-3080.

It is the responsibility of the contractor/homeowner to contact J.U.L.I.E. at (800) 892-0123 to mark any utilities prior to digging postholes.

After the installation of a fence you need to call 630-256-3130 to schedule a final inspection.

Considerations

It is a good idea to discuss fence plans with your neighbors since the installation of a fence not only affects your property, but also theirs. Issues on material, location, and cost can be resolved or influenced when neighbors talk to each other ahead of time before any issue arise. Working together can help you solve common problems.

Consider the impact your fence may have on the neighbors ability to use and enjoy their property. For example, on some lots neighbor's driveway extends up to the property line. If you were to install a fence on the property line it could inhibit your neighbors ability to use their driveway. Be mindful of considerations such as this so both owners are able to enjoy their property without hardships.

Fences can be a long-term investment and therefore thought should go into the fence ahead of time. The following questions and questions similar to these should be addresses prior to installing a fence:

- What are the time and cost commitments to keep the fence maintained and in proper condition over the years;
- What is the life expectancy of the fence (i.e. when will it need to be replaced); and
- Will I need access onto my neighbor's property for maintenance. If so this should be should be discussed with the neighbor prior to installation.

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If a fence exists along a neighbor's property line it is not a good idea to build another fence next to it. To do this would create a lawn area in between that would be difficult to maintain and would make repairs or maintenance to the exterior of the fence impossible. Instead either place the end post next to your neighbor's fence, or with permission from your neighbor you may be able to attach your fence onto theirs.

Since fences may only be installed on your property it is important to know where your property lines are located. It is wise to hire a surveyor to locate your lot corners or property lines before installing the fence. It's better to find out ahead of time where your property lines lie, rather than after the fence is installed and may need to be torn down and replaced in the correct location. **The City does not locate property lines and is unable to assist in property line disputes.**

Rules and Specifications

If there is an existing fence in your property and the new fence being installed is meant to replace all or part of the existing fence, the existing fence needs to be completely removed prior to installation of the new fence.

The International Property Maintenance Code shall regulate fence maintenance and proper fence construction standards, which includes but is not limited to post materials and installation.

All fences that completely enclose a residential lot shall have at least one gate access as a means of ingress and egress to the principal building.

Grades at property lines shall not be altered due to fence construction unless a grading plan is submitted to and approved by the City Engineer.

Fences for pools are pursuant to Building Code. Contact the Building and Permits Department for additional information at 630-256-3130.

Fences for excavations are pursuant to Building Code. Contact the Building and Permits department for additional information at 630-256-3130.

Fences are not allowed on vacant lots unless the lot is immediately adjacent to a property occupied by a building or buildings and under common ownership (contiguous lot under single ownership).

A fence should not enclose utility boxes.

Fences in easements. It is recommended that property owners do not locate fences in easements. When a fence is constructed in an easement it is subject to the conditions of the easement. The property owner is responsible for any replacement or repairs to the fence should the City or utility companies need access to the easement.

Fences in floodways. Fences shall not be permitted in floodway areas as designated on FEMA's flood boundary and floodway map.

Fences in Drainage Swales. No permit for any fence shall be issued if the construction or location of said fence would create an unreasonable obstruction to the natural flow of water within any drainage easement. Fences located across drainage swales shall be a minimum of six inches (6") above grade, with the exception of upright posts or bars.

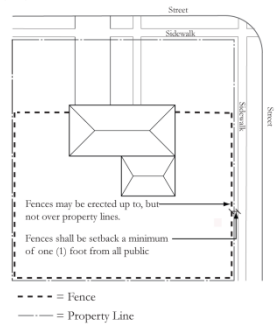
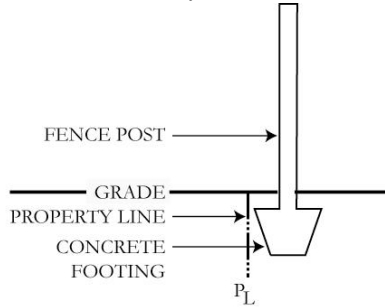
Fences in the Right-of-Way. No fence, wall or other similar screening material shall be erected or maintained in any public right-of-way except those fences, walls and other screening material erected for the purpose of insuring the public safety by a public body having proper authority.

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Uniformity for Townhouse Fences. Where a common wall of a structure connects two or more dwelling units, fences for such separate dwelling units shall be of uniform height, material, type, color and design.

Location

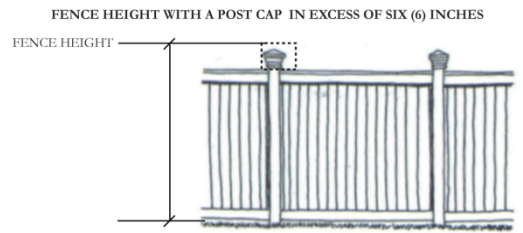
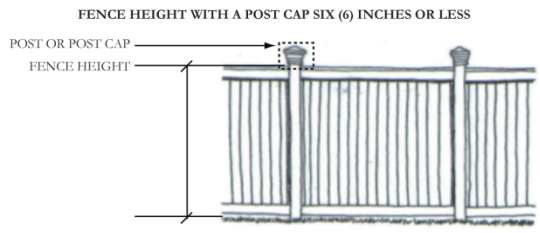
No portion of a fence, including posts and post footings, shall extend past the property line. When fences are adjacent to a public sidewalk they must be setback a minimum of one (1) foot from said sidewalk.



Height

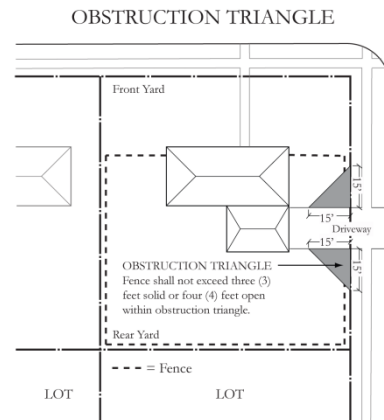
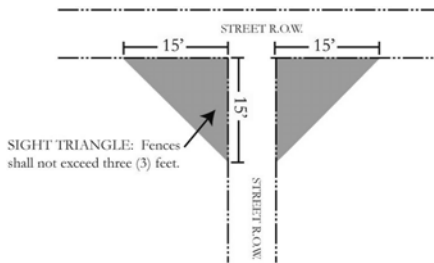
For the safety of the community there is a maximum fence height in residential and non-residential zoning districts. Fence height allowed varies based on zoning and location of the fence. In residential districts fences are limited to 3 feet in some areas and can be up to 6 feet in other areas. There are various factors that affect the permitted height which are listed later in this document. In non-residential districts fence height is allowed up to six feet, but is increased to 8' when used for screening purposes and is pursuant to the landscaping and screening provisions of the Aurora Zoning Ordinance.

How to measure the height of a fence. When calculating the fence height do not include ornamental post or end caps when they are 6" or less. When ornamental post or end caps exceed 6" they are counted toward the height of the fence.



Obstructions

In some locations a fence can obstruct a persons ability to see clearly and become a safety hazard. Because of this, fence height is limited along driveways and at intersections to maintain a clear line of sight for all parties.



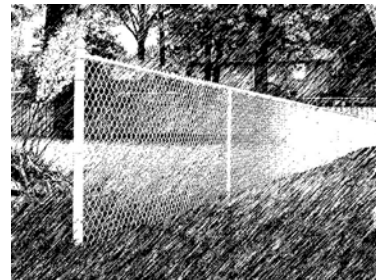
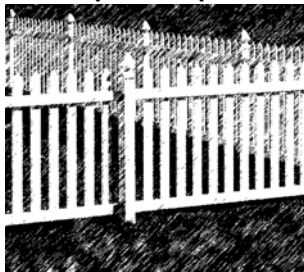
Within fifteen horizontal feet (15') of intersecting property lines at public streets, walks, driveways, bike paths, or walking paths, fences shall not exceed three (3') feet in height, whether solid or open fencing is used.

Where a fence abuts a driveway, an obstruction triangle measured fifteen (15) feet along the property line and fifteen (15) feet up the driveway shall be maintained for any fences over three (3) feet solid or four (4) feet open.

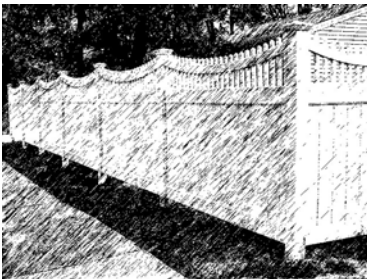
Fence Classifications

The City of Aurora classifies fences into two main categories in order to help determine the height permitted. Fences are classified as either open or solid. An open fence is greater than fifty percent (50%) open as viewed from outside the fence. A solid fence is less than fifty percent (50%) open as viewed from outside the fence.

Examples of open fences:



Examples of solid fences:




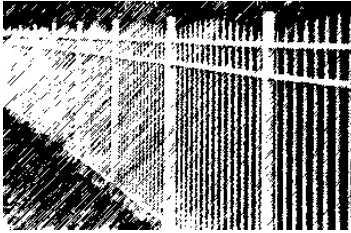




Materials

The finished side of a fence must face outward, with all fence posts located on the side of the fence facing the fence owner's property.

Fences shall be of uniform height, material, type, color and design, and shall be so for the extent of the entire length of fence, except where a fence transitions from one yard to another or from one height to another.

Fences shall be constructed of materials customarily used and manufactured as common fence materials. Materials such as broken boards or other discarded materials, wire mesh, tarps and other similar coverings secured to fence are not common fence materials and are therefore not permitted.

Below are examples of common fence materials:

<p style="text-align: center;">Vinyl</p> 	<p style="text-align: center;">Ornamental Iron</p> 	<p style="text-align: center;">Masonry, stone, or brick</p> 
<p style="text-align: center;">Chain link</p>  <ul style="list-style-type: none">• Prohibited in front yards• Prohibited when adjacent to public right-of-way in residential districts• Must have a top rail	<p style="text-align: center;">Slatted chain link</p>  <ul style="list-style-type: none">• Prohibited in residential districts• Must be triple slat when used in non-residential districts	<p style="text-align: center;">Wood</p>  <ul style="list-style-type: none">• Wood fences shall be made of a species either pressure treated or having natural resistance to decay

Lattice used as fences shall be completely framed using uniform framing materials.

Temporary fences, including snow fences shall be prohibited in residential districts, except when required by City regulations or by the Building Code for construction or excavations.

Arbors and Trellises

When detached from the building, arbors and trellises are allowable encroachments in a required front yard, a required side yard, a required side yard which abuts a street, or in any required rear yard of a through lot, provided that they comply with each of the following standards:

- Maximum height is nine feet.
- Maximum width is six feet,
- Maximum depth is three feet

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- Sum of depth in feet and width in feet is not to exceed eight feet.
- Each surface of the arbor or trellis shall be at least fifty percent open.

NON-RESIDENTIAL DISTRICTS

Height

The maximum permitted fence height is six (6) feet.

Fence height when used for the purposes of screening is increased to eight (8) feet pursuant to the Landscaping and Screening provisions contained in the Landscaping section of the Bulk Restriction.

Location

Fences are permitted in all yards with the following exception:

Fences are not permitted between the lot line bordering any public right-of-way, and the required setback line in O, B1, B2, B3, M1 and M2 zoning districts.

Security Fencing

It shall be unlawful to construct or maintain anywhere within the City a fence equipped with barbed wire, spikes or any similar device, or any electric charge sufficient to cause shock. When approved by the Zoning Administrator, barbed wire used for maximum security may be allowed in M1, M2, and ORI zoning districts.

When visible from the public right-of-way a security fence should be ornamental.

Materials

Common fence material should be used. When the fence is adjacent to property zoned for residential use chain link and wire mesh is not permitted.

Landscaping

Fences used for the purpose of screening shall be pursuant to the Landscaping Section of the Bulk Restrictions.

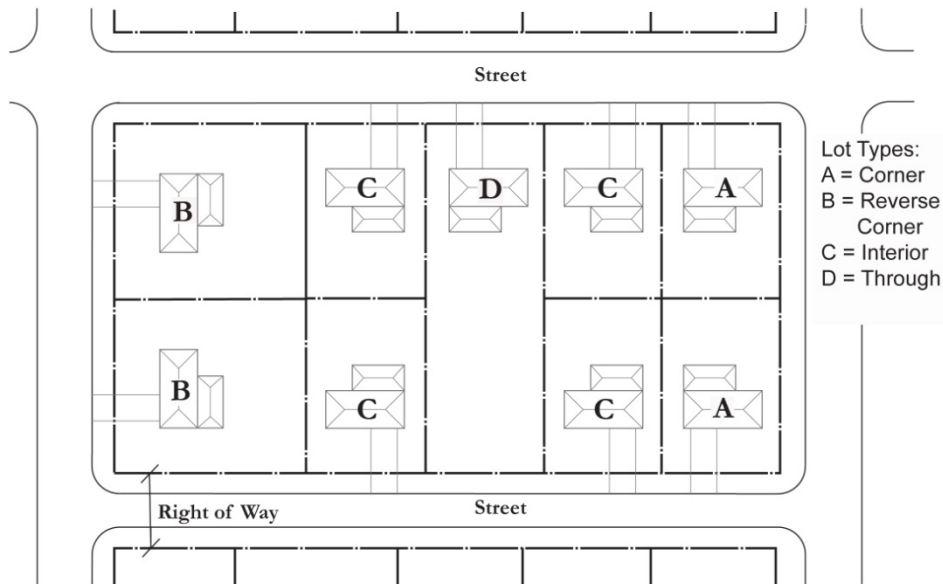
The City may require that fence areas be landscaped with low height plantings or other material pursuant to the Landscaping Section of the Bulk Restrictions.

RESIDENTIAL DISTRICTS

Fence height and materials permitted in residential lots varies based on the type of lot (i.e corner, interior, reverse corner, or through lot), the portion of the yard the fence is located in (i.e. front, interior side, exterior side, and rear yard), and the fence classification (open or solid).

The following sheets will help you identify the type of lot you have and will explain the fencing requirements for each type of lot. If you have questions on your lot type or on the fencing requirements, please contact The Planning and Zoning Department at 630-256-3080.

Lot Types



- A. Corner Lot: A parcel of land situated at the intersection of two (2) or more public and/or private streets or adjoining a curved street at the end of a block.
- B. Reverse Corner: A corner lot, where the rear of the lot abuts upon the side of another lot, whether across an alley or not.
- C. Interior: A lot other than a corner, reversed corner, or through lot. An interior lot has only one frontage on a street.
- D. Through Lot: A lot having frontage on two (2) parallel or approximately parallel streets, and which is not a corner lot.

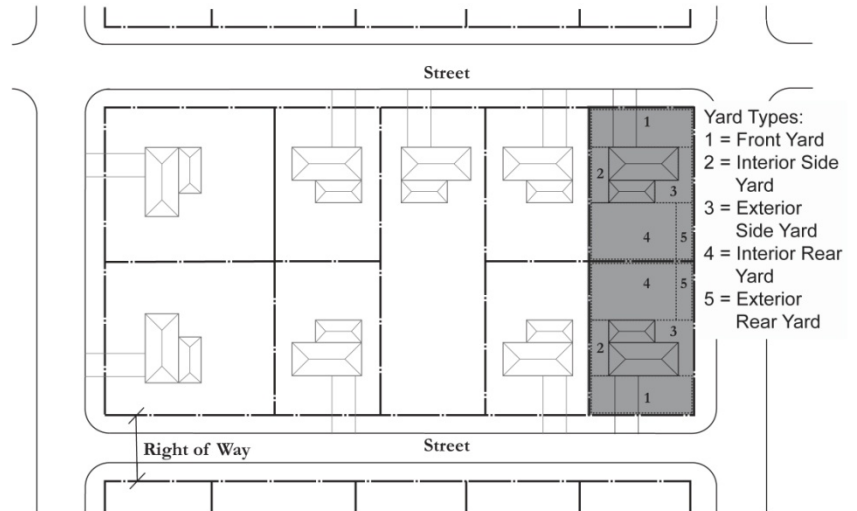
Materials

[Common fence materials](#) are permitted on all lots, but may be restricted in certain portions of the yard. The following pages will identify where fencing materials are restricted.

Corner Lot

A corner lot is defined as a parcel of land situated at the intersection of two (2) or more public and/or private streets or adjoining a curved street at the end of a block.

To the right is an illustration of a typical corner lot. The numbers on the illustration represent the various areas of the yard. These numbers will correspond the fence requirements listed after the illustration.

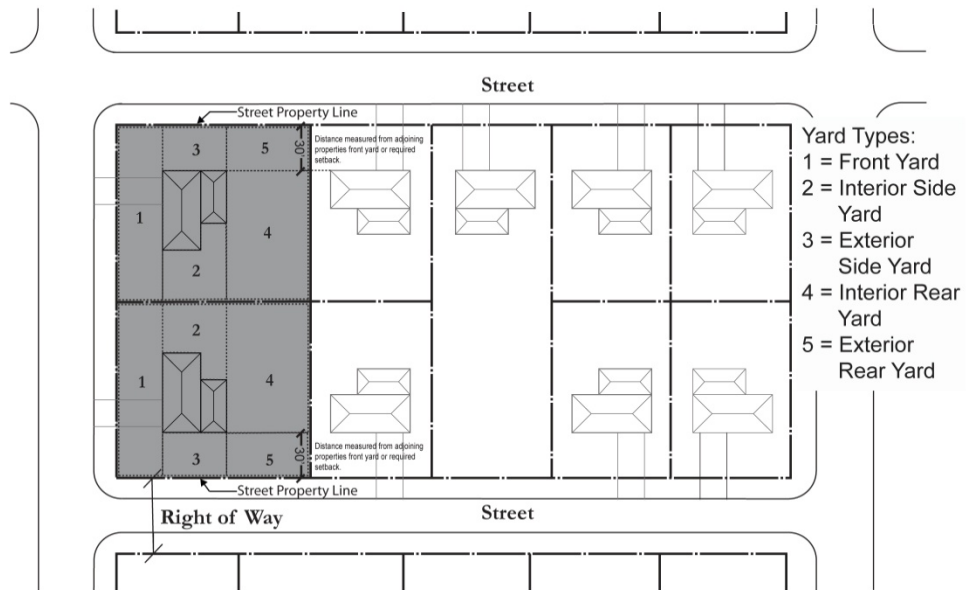


1. Front Yard:
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
 - ii. 4' maximum height when the fence is classified as open.
 - c. Gates: A gate that crosses the driveway is permitted if the gate is similar in height, material, color and design to the adjacent portions of the gate.
2. Interior Side Yard:
 - a. If your lot is 50' wide or greater
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 6' maximum.
 - b. If your lot is less than 50' wide
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 4' maximum.
3. Exterior Side Yard
 - a. Materials: Chain link or wire mesh is prohibited
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
** Height bonus: The height of a solid fence may be increased over 3', but not to exceed 6' in the exterior side yard, provided the fence is set back a minimum of 5' from property line or the public sidewalk, whichever is greater.
 - ii. 6' maximum height if the fence is classified as open.
4. Interior Rear Yard
 - a. Materials: Solid or open fences are permitted.
 - b. Height: 6' maximum.
5. Exterior Rear Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
** Height bonus: The height of a solid fence may be increased over 3', but not to exceed 6', provided the fence is set back a minimum of 5' from property line or the public sidewalk, whichever is greater.
 - ii. 6' maximum height if the fence is classified as open.

Reverse Corner Lot

A reverse corner lot is defined as a corner lot, where the rear of the lot abuts upon the side of another lot, whether across an alley or not.

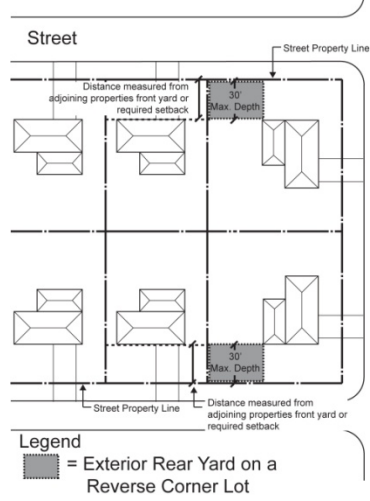
To the right is an illustration of a reverse corner lot. The numbers on the illustration represent the various areas of the yard. These numbers will correspond the fence requirements listed after the illustration.



1. Front Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
 - ii. 4' maximum height when the fence is classified as open.
 - c. Gates: A gate that crosses the driveway is permitted if the gate is similar in height, material, color and design to the adjacent portions of the gate.
2. Interior Side Yard
 - a. If your lot is 50' wide or greater
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 6' maximum.
 - b. If your lot is less than 50' wide
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 4' maximum.
3. Exterior Side Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum if the fence is classified as solid.
 - ii. 4' maximum if the fence is classified as open.
 - iii. The height limitations listed above shall not apply to more than 30' of the yard as measured from the street property line. When fences located in the exterior side yard are located at a distance that exceeds 30' from the street property line, then fence requirements for exterior side yards on corner lots apply, which allows up to 6' in height for an open or solid fence.
4. Interior Rear Yard
 - a. Materials: Solid or open fences are permitted.
 - b. Height: 6' maximum.
5. Exterior Rear Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum if the fence is classified as solid.
 - ii. 4' maximum if the fence is classified as open.
 - iii. The height limitations listed above shall not apply to more than 30' of the yard as measured from the street property line. When fences located in the exterior side yard are located at a distance that exceeds 30' from the street property line, then fence requirements for exterior side yards on corner lots apply, which allows up to 6' in height for an open or solid fence.

Reverse Corner Lot (continued)

c. Measurement:

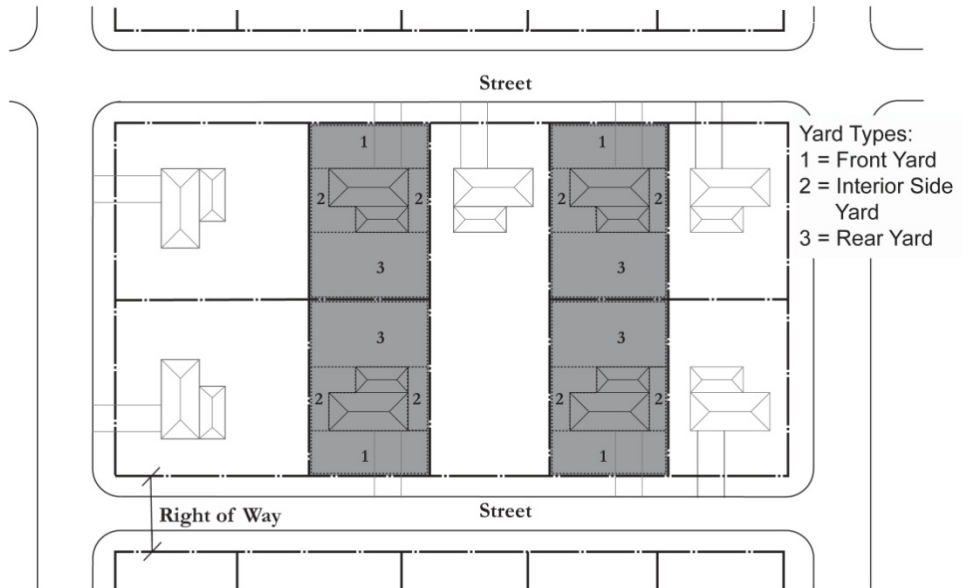


The exterior rear yard refers to the portion of the rear yard that is adjacent to a right-of-way. It begins at the street property line and extends to a line that can be measured from the adjoining properties front yard or required setback.

Interior Lot

An interior lot is defined as a lot other than a corner, reversed corner, or through lot. An interior lot has only one frontage on a street.

To the right is an illustration of an interior lot. The numbers on the illustration represent the various areas of the yard. These numbers will correspond the fence requirements listed after the illustration.

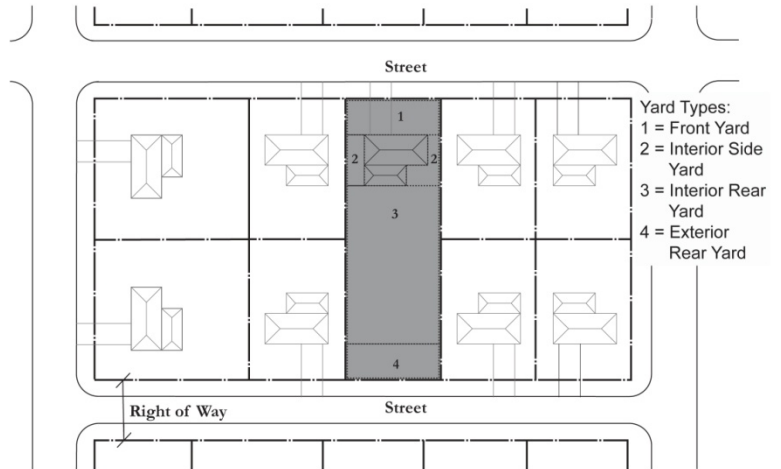


1. Front Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
 - ii. 4' maximum height when the fence is classified as open.
 - c. Gates: A gate that crosses the driveway is permitted if the gate is similar in height, material, color and design to the adjacent portions of the gate.
2. Interior Side Yard
 - a. If your lot is 50' wide or greater
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 6' maximum.
 - b. If your lot is less than 50' wide.
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 4' maximum.
3. Rear Yard
 - a. Materials: Solid or open fences are permitted.
 - b. Height: 6' maximum.

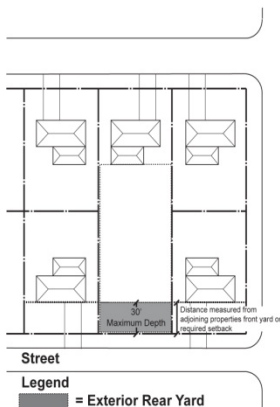
Through Lot

A through lot is defined as a lot having frontage on two (2) parallel or approximately parallel streets, and which is not a corner lot.

To the right is an illustration of a through lot. The numbers on the illustration represent the various areas of the yard. These numbers will correspond the fence requirements listed after the illustration.



1. Front Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum height if the fence is classified as solid.
 - ii. 4' maximum height when the fence is classified as open.
 - c. Gates: A gate that crosses the driveway is permitted if the gate is similar in height, material, color and design to the adjacent portions of the gate.
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 - i. Materials: Solid or open fences are permitted.
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 - b. If your lot is less than 50' wide
 - i. Materials: Solid or open fences are permitted.
 - ii. Height: 4' maximum.
3. Interior Rear Yard
 - a. Materials: Solid or open fences are permitted.
 - b. Height: 6' maximum.
4. Exterior Rear Yard
 - a. Materials: Chain link or wire mesh is prohibited.
 - b. Height:
 - i. 3' maximum if the fence is classified as solid.
 - ii. 4' maximum if the fence is classified as open.
 - iii. The height limitations listed above shall not apply to more than 30' of the yard as measured from the street property line. When fences located in the exterior side yard are located at a distance that exceeds 30' from the street property line, then fence requirements for exterior side yards on corner lots apply, which allows up to 6' in height for an open or solid fence.
 - c. Measurement:



The exterior rear yard refers to the portion of the rear yard that is adjacent to a right-of-way. It begins at the street property line and extends to a line that can be measured from the adjoining properties front yard or required setback.

