

Ordinance 11.31
Fence Requirements and Restrictions (R94-2)

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

Section I. PLACEMENT OF FENCES

1. Fences may be placed on the lot lines. Fences may be placed on common lot lines only if a joint agreement is signed by all property owners and filed with the Village of Park Ridge. Such agreement would allow access to both sides of the fence for routine maintenance. Written permission is not necessary if the property line abuts public right of way.
2. If a joint agreement (as per above) cannot be arranged, the fence must be placed at least two (2) feet from the lot line. This will allow lawn care and maintenance.

Section II. DIMENSIONS OF FENCES

1. Fences may not exceed four (4) feet four (4) inches in height when located in the front yard.
2. Fences in the side yard of a corner lot may not exceed four (4) feet four (4) inches in height unobstructed for at least sixteen (16) feet from the corner (for vehicular clear vision purposes) UNLESS the fence is constructed of materials such that an average of at least 50% of the fence structure is open and unobstructed (such as a chain link fence). Such determination is to be made by the Building Inspector.
3. Fences may not exceed six (6) feet four (4) inches in height when located in the rear or side yard.

Section III. DETERMINATION OF LOT LINES

Lot lines must be determined by the location of existing property corner markers, or in the absence thereof, the lot lines MUST be established by a Certified Survey Map (CSM). The Building Inspector must verify the location of existing or new lot corners and hence the lot lines for the placement of a fence.

Section IV. COSMETIC REQUIREMENTS

In ALL CASES, the “finished” or “most attractive” side of the fence MUST face the road, alley, or the adjacent property owner.

Section V. BUILDING PERMIT REQUIRED

Permits for fences are required.

Section VI. SCOPE

These restrictions shall apply to all fences constructed after the date of passage of this resolution. Also, these fence restrictions apply to the replacement, reconstruction or rejuvenation of any existing fence which has deteriorated to a condition of 50% or less of its original value new. Such determination shall be made by the Building Inspector.

Section VII. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this fifteenth day of October, 2012.