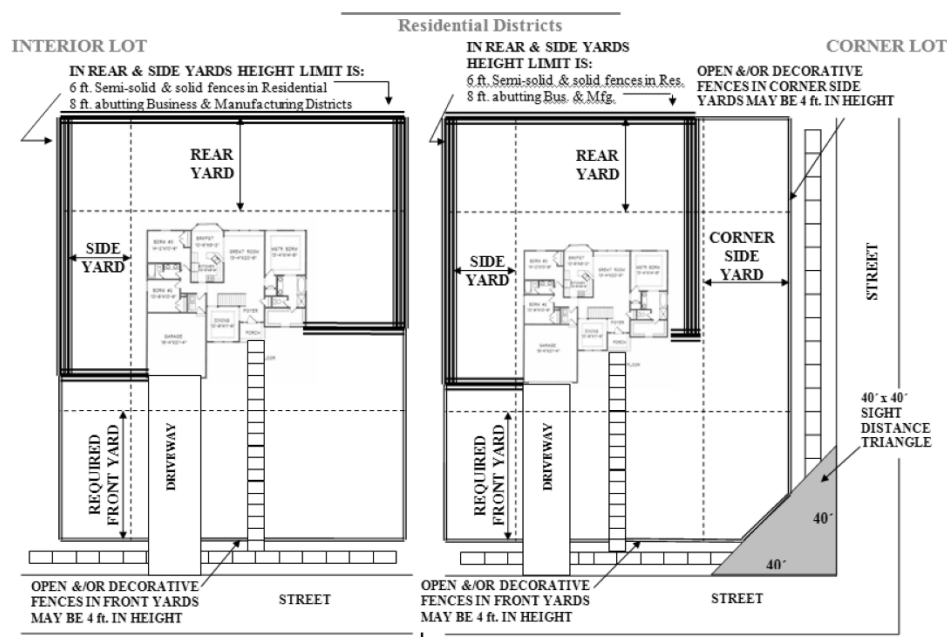


Sec. 36-980. Fences.

(a) *General.* Fences that are open, semi-solid or solid are allowed in all districts and yards with the following conditions, unless otherwise regulated herein:

(1) Fences located in the A-1 district shall be excluded from any fence height restriction or fence type restriction specified in this section.

(2) Only decorative or open fences, which do not exceed four (4) feet in height, are allowed in a front yard. (The front yard is a yard lying between the roadway right-of-way line and the nearest line of the building.)



(3) Semi-solid and solid fences shall be regulated as follows:

a. In residential districts, solid and semi-solid fences are permitted up to six (6) feet in height in required side and rear yards with the finished side out, provided they do not extend into a required front or corner side yard. Where a side yard or rear lot line of a residentially zoned lot abuts property located in a business or manufacturing district, a solid or semi-solid fence of up to eight (8) feet in height may be permitted in the required side and rear yards with the finished side out, provided it does not extend into a required front or corner side yard.

b. In business and manufacturing districts, solid and semi-solid fences are permitted up to eight (8) feet in height and may be placed along the lot line in required side and rear yards with the finished side out, provided they do not extend into a required front or corner side yard.

(4) Fences may be placed up to a property line, provided that fences shall not encroach into rights-of-way.

(5) Fences on corners of vehicular intersections shall comply with the corner clearance provisions of [Section 36-970\(e\)](#) of the Kendall County Code.

(6) Except in the A-1 district and R-1 district, barbed-wire and above-ground electric fences shall not be located in any residential district or residential platted subdivision. The use of underground electric fences to contain domestic pets is permitted in any district.

(b) Required fences, hedges, and walls.

(1) A six (6) foot high fence or wall shall be constructed along the perimeter of all areas considered by the Board of Appeals to be dangerous to the public health.

(2) When required by the Zoning Administrator, a six (6) foot high solid masonry wall shall be erected along the property line or zone boundary lines to separate industrial and commercial districts or uses from abutting residential districts as follows:

a. Where the zone boundary is at a rear lot line which is not a street, the wall shall be on that line.

b. Where the boundary is a side lot line, the wall shall be parallel to said side lot line and be reduced to three (3) feet in height in the area set forth as a required front yard for the abutting residential district. The wall paralleling the front property line shall be set back from said property line not less than ten (10) feet and the space between the wall and the property line shall be landscaped and maintained.

c. Where the boundary is a street, the wall shall be set back from the property line ten (10) feet. The space between the wall and the property line shall be landscaped and maintained.

d. Where the boundary is an alley, the wall shall be on the property line along the alley.

Nothing in this section shall be deemed to set aside or reduce the requirements established for security fencing by either local, State or Federal law.