

ORDINANCE # 2012- 14

AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE
Sections 3.02- "Definitions" & Section 4.14 "Fences"

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on July 30, 2012.

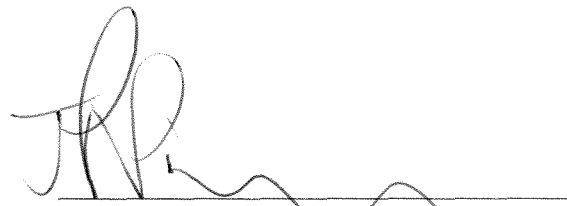
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 3.02- "Definitions" & Section 4.14- "Fences" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 21st day of August, 2012.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
John Purcell

EXHIBIT A

3.02 DEFINITIONS

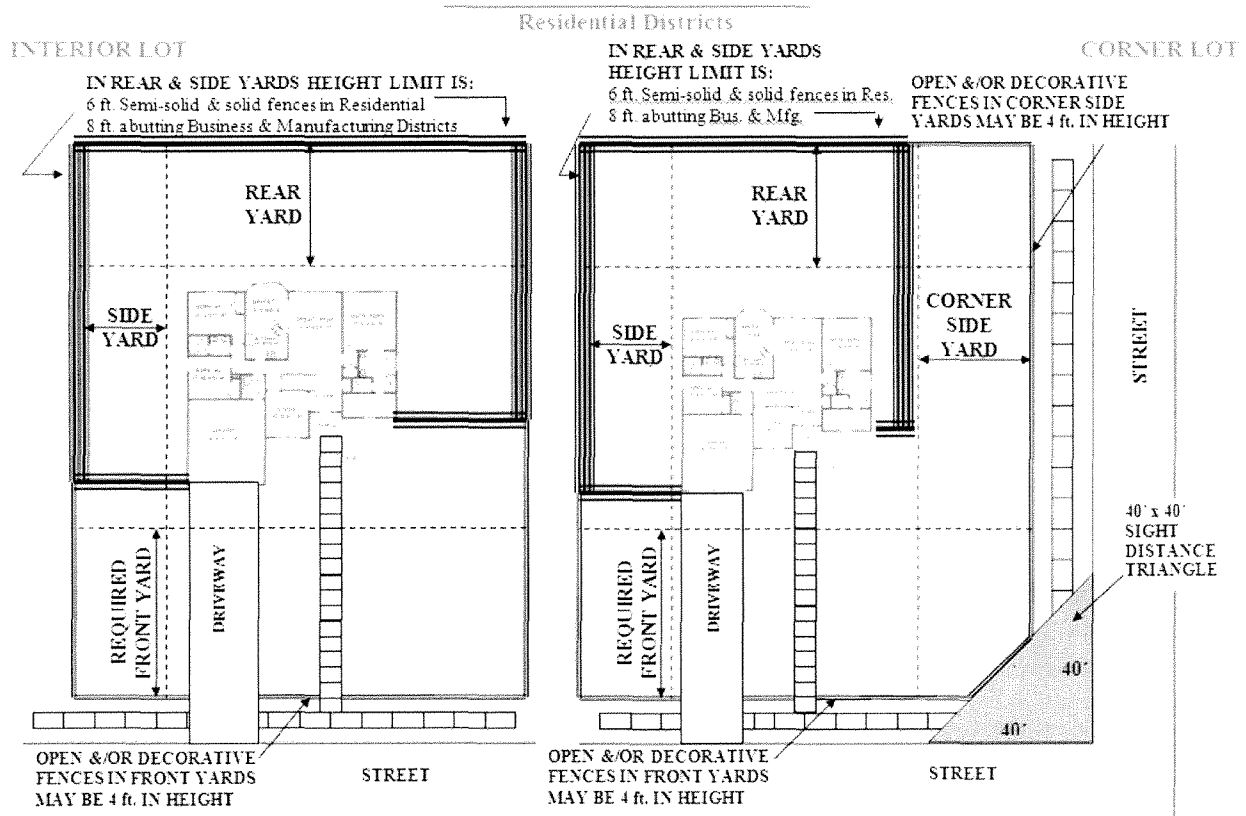
YARD, FRONT. A yard extending across the full width of the zoning lot and lying between the roadway right-of-way line and the nearest line of the buildings.

YARD, REQUIRED. The area between the road right-of-way and/or the property line and the minimum distance established for the appropriate setback for either front, side, or rear yard. (Amended 10/17/2000)

4.14 FENCES (Amended 2/15/2005)

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 below.
2. Only decorative or open fences, which do not exceed four feet (4') 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 feet (6') 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 feet (8') in height may be permitted in the required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard. *(Amended 6/20/2006)*
 - b. In Business and Manufacturing districts, solid and semi-solid fences are permitted up to eight feet (8') 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 Section 4.04F, Corner Clearance, of this ordinance.
6. Except in the A-1 District & R-1 District, barbed-wire and aboveground 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.