

VILLAGE OF RIVER FOREST
FENCE REGULATIONS
APPROVED FENCE TYPES & DIAGRAM

The following pages include diagrams indicating where you may locate a fence on your property and the regulations regarding the height, material and type of fence.

To use the diagrams, first identify which lot pertains to your property:

- Exhibit B- Commercial Lots
- Exhibit C- Interior Residential Lots
- Exhibit D- Corner Lot which Rears to another Corner Lot
- Exhibit E- Corner Lot which Rears to an Interior Lot
- Exhibit F- Corner Lot which Rears to an Alley
- Exhibit G- Residential Lot Adjacent to a Lot in a C1, C2, C3, PRI, or ORIC District

Once you have identified the proper exhibit, you will be able to determine which fence type is approved on your property. Directly below is a description of each fence type.

FENCE CONSTRUCTION TYPES:

The following describes the classification of fences as to the type of construction, area open for view, and height.

- A. Type 1 Fence: A Type 1 Fence shall be of construction meeting the definition of a Fabricated Metal Fence, as defined in section 4-8-2, being not less than 50 percent open to view, and not exceeding a height of 4 feet above the established grade.
- B. Type 2 Fence: A Type 2 Fence shall be of construction meeting the definition of a Fabricated Metal Fence, as defined in section 4-8-2, being not less than 80 percent open to view, and not exceeding a height of 6 feet above the established grade.
- C. Type 3 Fence: A Type 3 Fence shall be of any approved type of fence construction, except that chain link fencing is not permitted to be installed on any Front Yard or Secondary Front Yard in any Zoning District. The maximum height of a Type 3 Fence shall be seven feet above the established grade; provided, however, that the portion of a fence which is higher than six feet above the established grade shall have an area open for view of at least fifty percent. That portion of the fence below 6 feet above the established grade shall not be regulated in regard to the area open to view.
- D. Type 4 Fence: A Type 4 Fence shall be of any approved type of fence construction, shall not exceed a height of 8 feet above the established grade, and is not regulated in regard to the area open to view.

Exhibit A

Property Lines

Street

Front Yard

Side Yard

Residence

Rear Yard

Side Yard

Side Yard

Front Yard

Residence

Rear Yard

Secondary Front Yard

Street

Yards, as defined by section 4-8-2

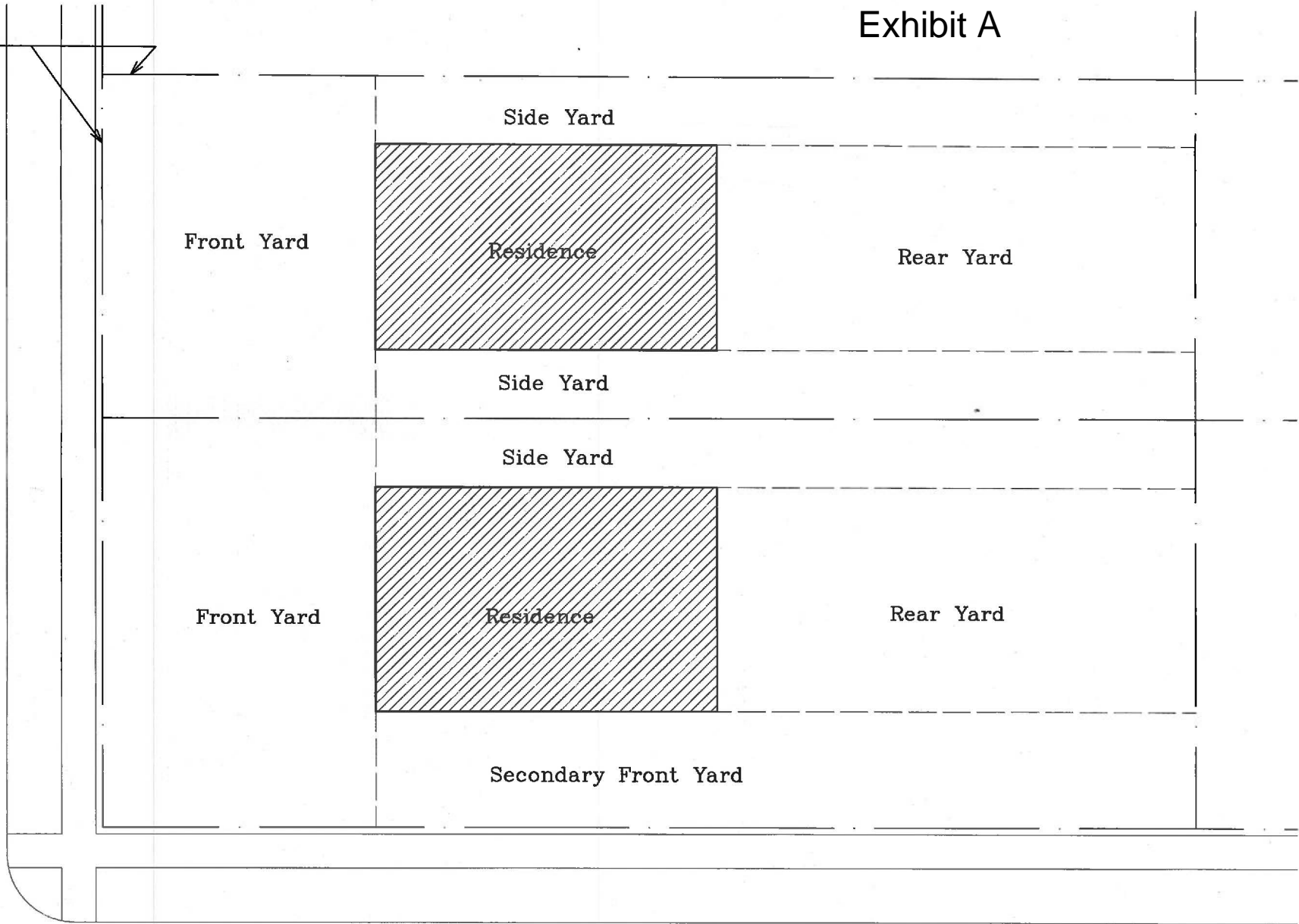


Exhibit B

Property Lines

Street

Commercial Building

Fence Regulations for Zoning Districts C1, C2, C3 or ORIC

Section 4-8-4-A-1

A Type 1 Fence, as provided in section 4-8-3, shall be permitted to be constructed in any Front Yard or Secondary Front Yard.

Section 4-8-4-A-2

A Type 3 Fence, as provided in section 4-8-3, shall be permitted to be constructed in any Side Yard or Rear Yard..

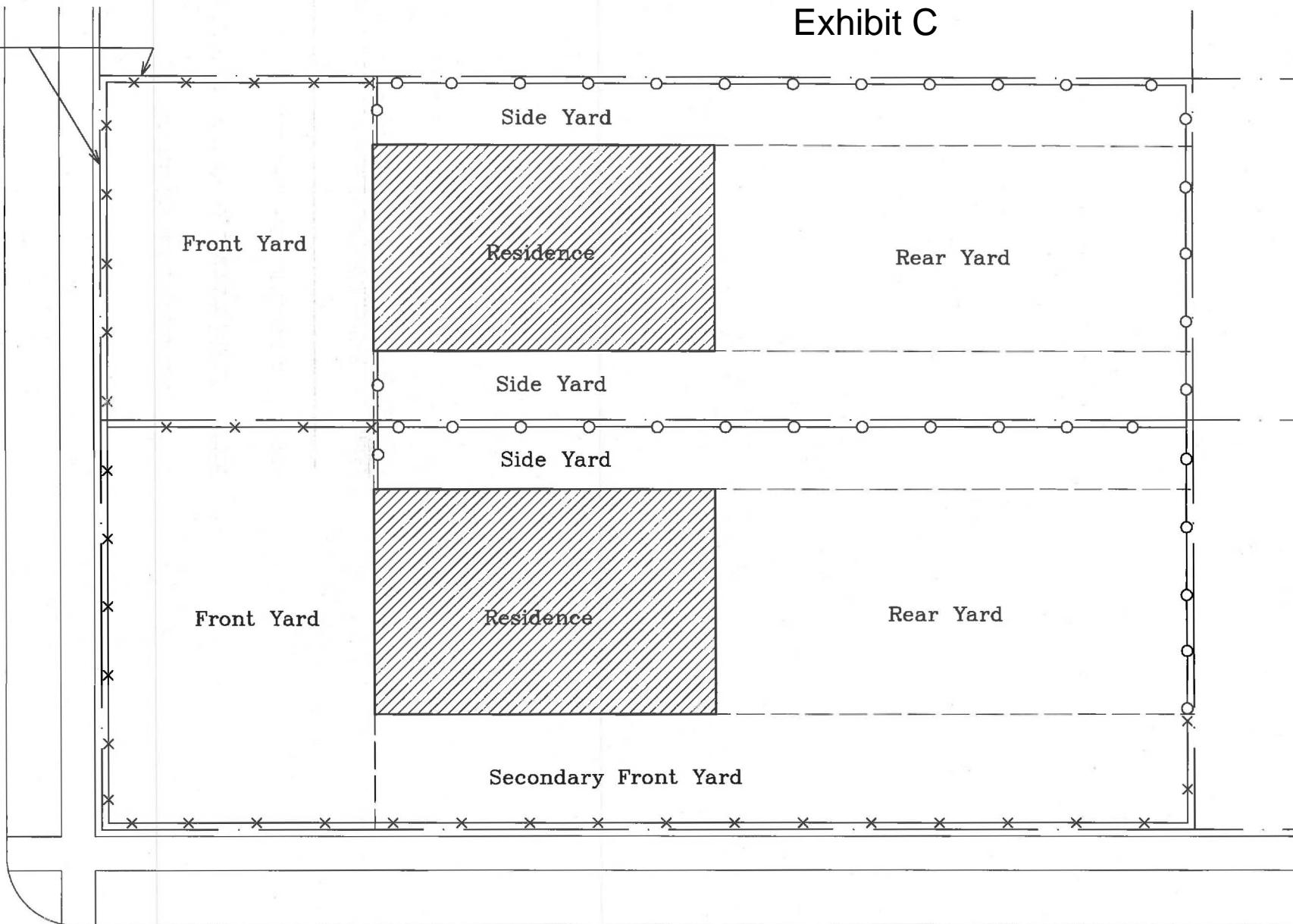
Street



Exhibit C

Property Lines

Street



Fence Regulations for Zoning Districts R1, R2, R3, R4, and PR1

Section 4-8-4-C-1

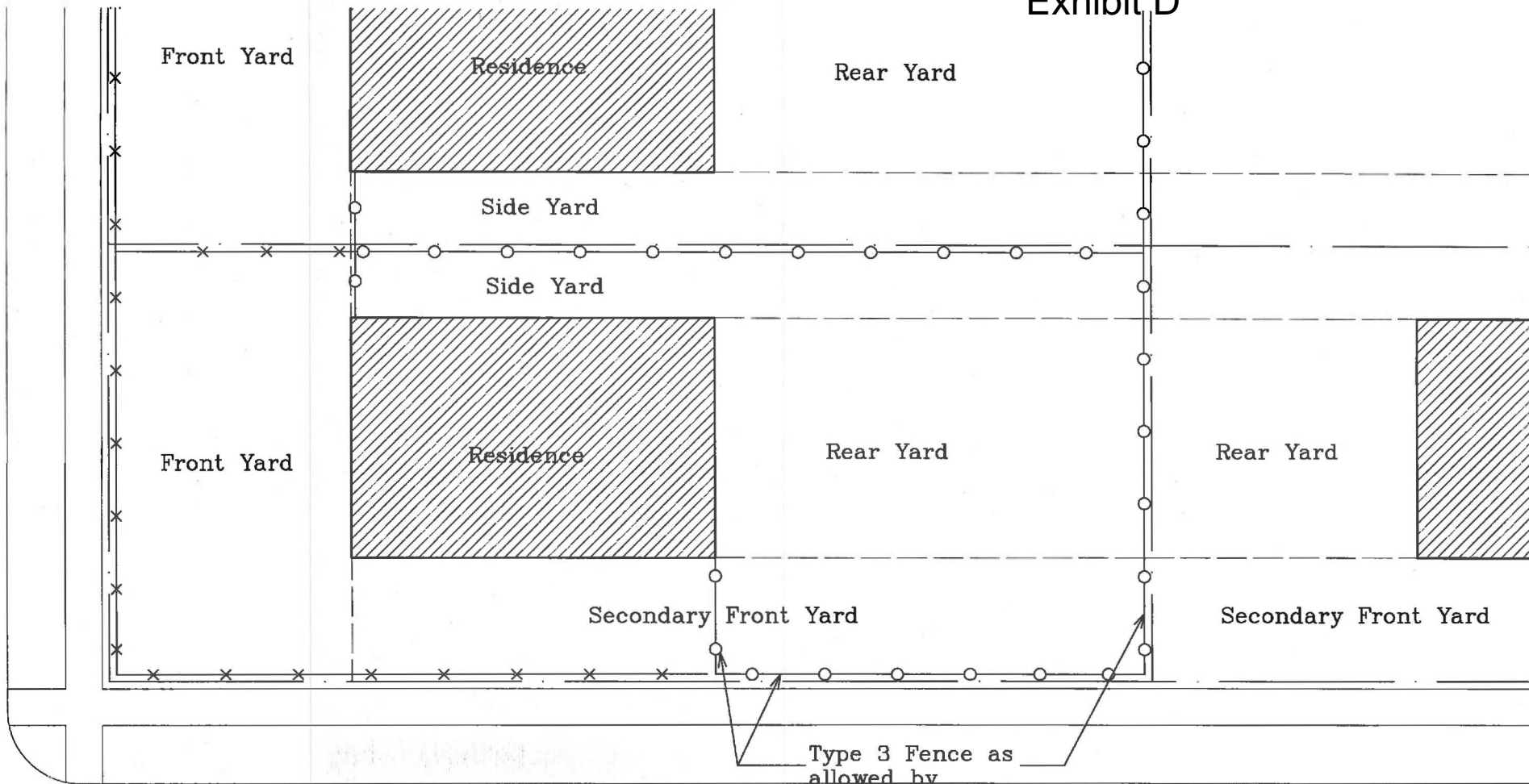
A Type 2 Fence, as provided in section 4-8-3, shall be permitted to be constructed in any Front Yard or Secondary Front Yard.

Section 4-8-4-C-2

A Type 3 Fence, as provided in section 4-8-3, shall be permitted to be constructed in any Side Yard or Rear Yard..

Street

Street



Type 3 Fence as
allowed by
4-8-4-C-3

Street

Fence Regulations for Zoning Districts R1, R2, R3, R4, and PRI

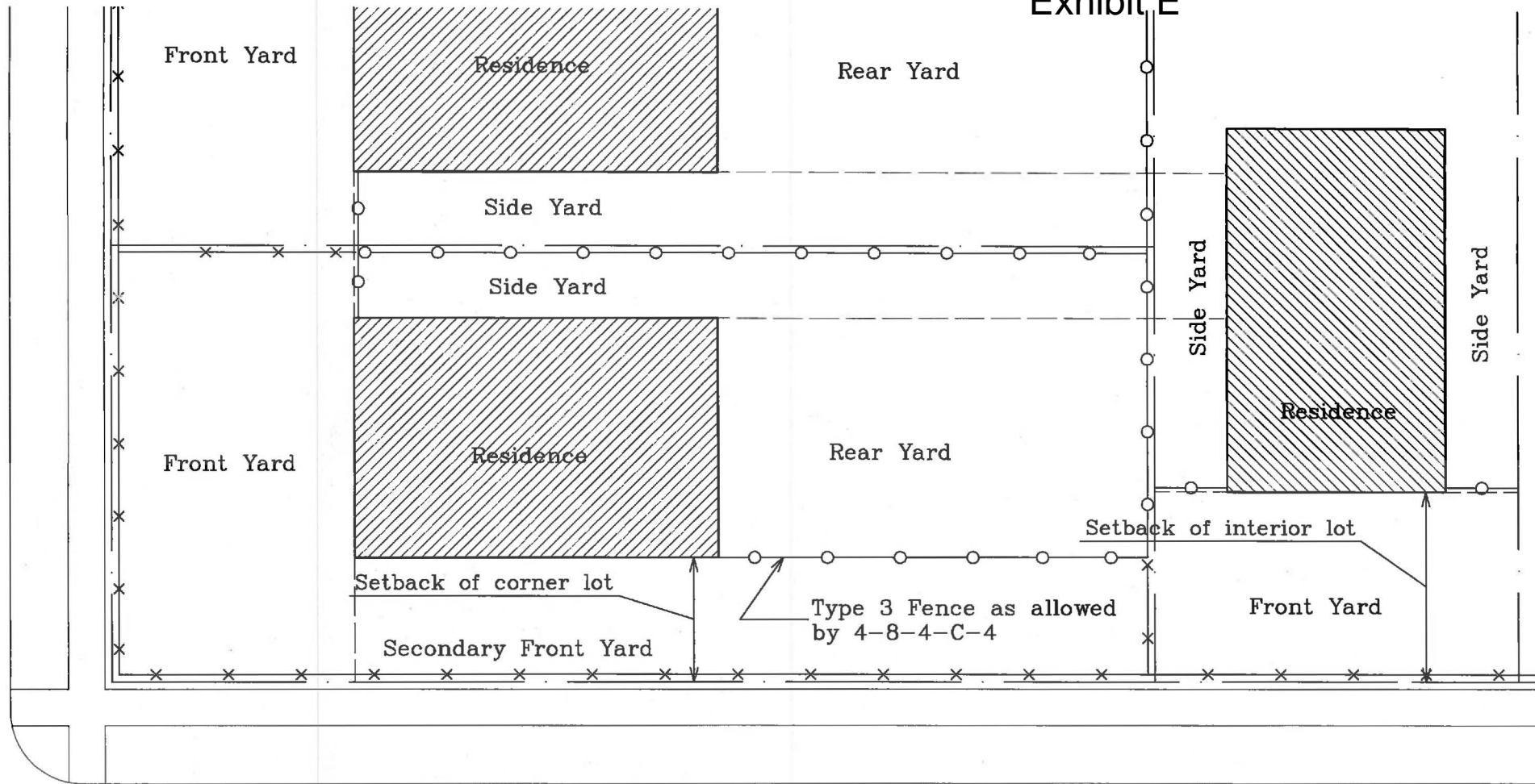
Section 4-8-4-C-3

On a corner lot which is located in an R1, R2, R3, R4 or PRI district and which rears upon another corner lot, a Type 3 Fence, as provided in section 4-8-3, and with no restriction as to the area open for view, is permitted to be constructed on the Secondary Front Yard between the rear lot line and rear building line of the residence.

Type 2 Fence — x — x —

— o — o —

Street



Street

Fence Regulations for Zoning Districts R1, R2, R3, R4, and PR1

Type 2 Fence — x — x —

Section 4-8-4-C-4

On a corner lot which is located in an R1, R2, R3, R4 or PR1 district and which rears upon an interior lot, a Type 3 Fence, as provided in section 4-8-3 and with no restriction as to the area open for view, is permitted to be constructed on the Secondary Front Yard between the rear lot line and rear building line of the residence, provided that the setback of such fence be equal or greater to the lesser of the front yard setbacks of the buildings located on said corner lot or adjacent interior lot.

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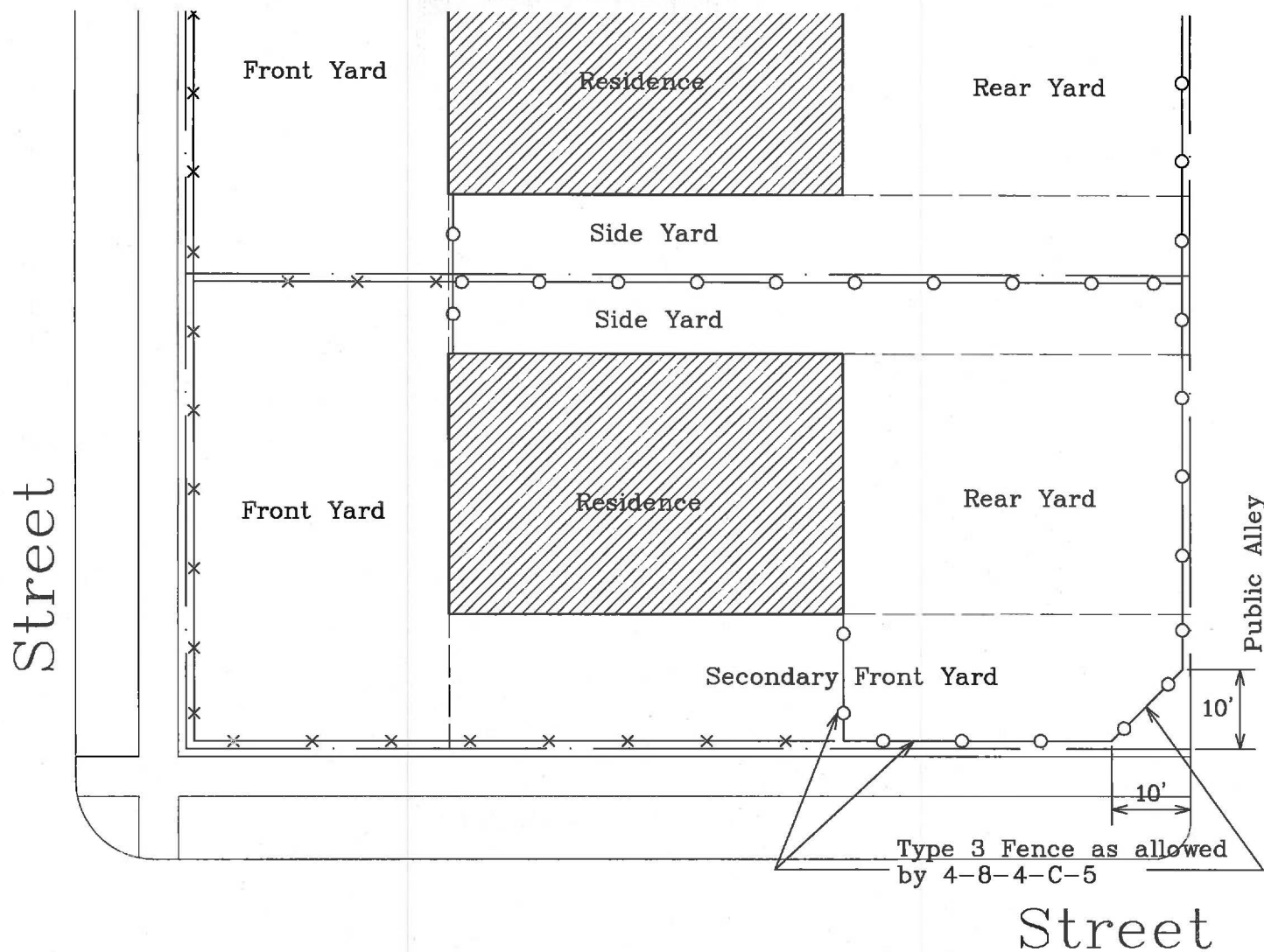
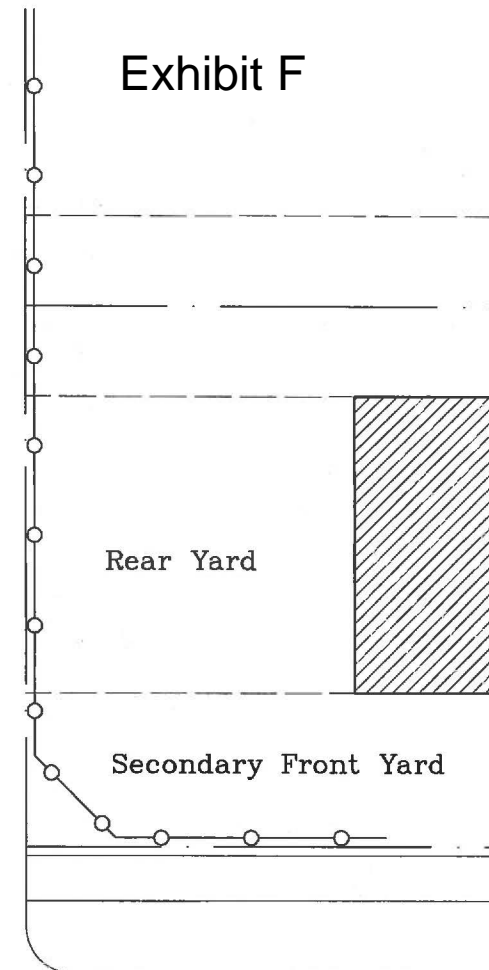


Exhibit F



Fence Regulations for Zoning Districts R1, R2, R3, R4, and PRI

Section 4-8-4-C-5

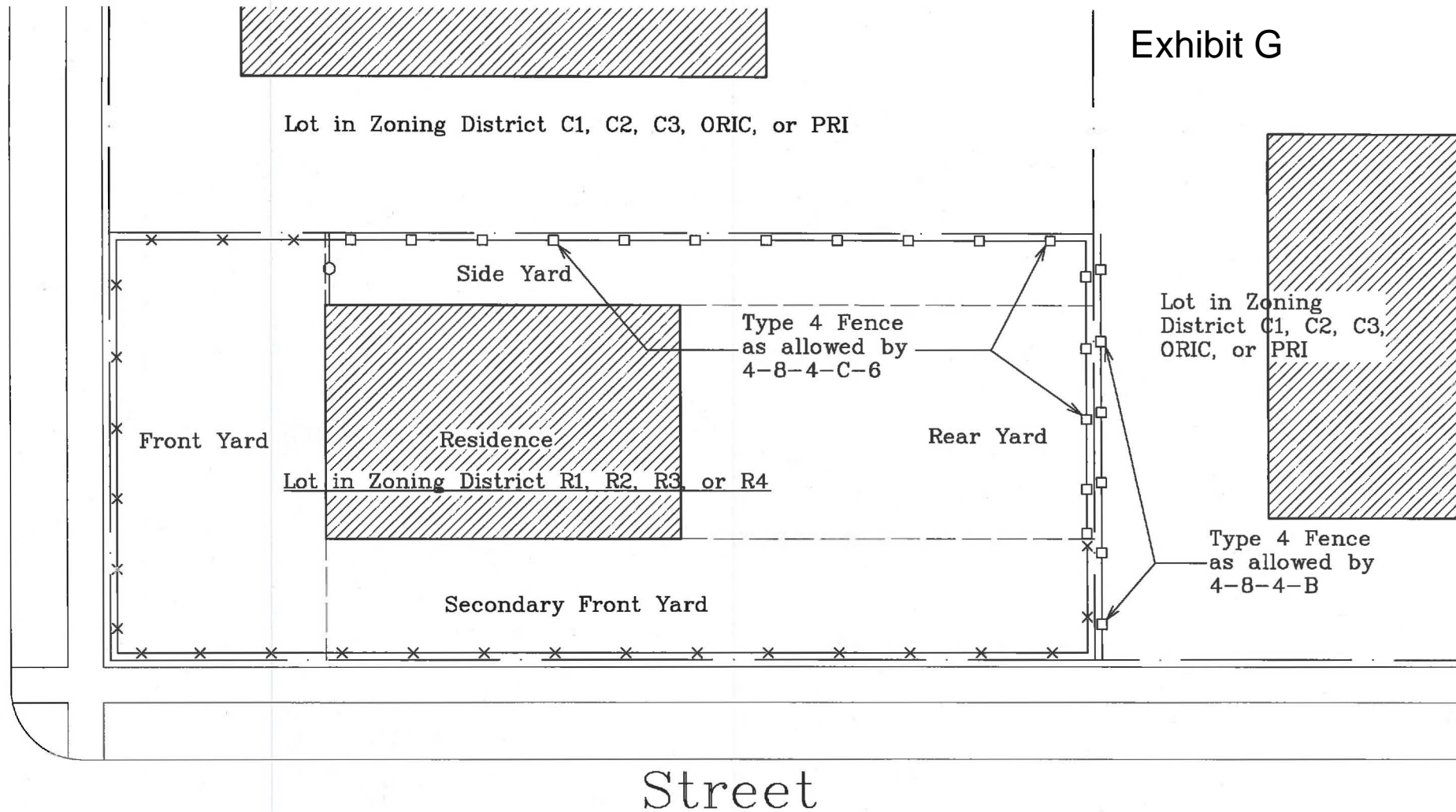
On a corner lot which is located in an R1, R2, R3, R4 or PRI district and which rears upon an alley, a Type 3 Fence, as provided in section 4-8-3 and with no restriction as to the area open for view, is permitted to be constructed on the Secondary Front Yard between the rear lot line and rear building line of the residence; except that no fence, ornamental pillar, or other permanent obstruction shall be placed on the street side of a line, drawn from the two points on the lot lines measured ten feet from the intersection of the lot line abutting the street and the lot line abutting the alley.

Type 2 Fence — x — x —

— o — o —

Exhibit G

Street



Fence Regulations for Zoning Districts R1, R2, R3, R4, and PRI

Section 4-8-4-C-6

For a lot located in an R1, R2, R3 or R4 district and adjacent to a lot located in a C1, C2, C3, PRI or ORIC district, a Type 4 Fence as provided in section 4-8-3, shall be permitted to be constructed in any Side Yard or Rear Yard along any property line that abuts the non-residential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts.



Type 2 Fence



Fence Regulations for Zoning Districts C1, C2, C3, ORIC, and PRI

Section 4-8-4-B

For a lot located in a C1, C2, C3, PRI or ORIC district and adjacent to a lot located in an R1, R2, R3 or R4 district, a Type 4 Fence as provided in section 4-8-3, shall be permitted to be constructed in any Side Yard or Rear Yard along any property line that abuts the residential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts.

