

Residential Fence Rules, Regulations and Codes for Schaumburg, IL

Just South of Palatine in Cook County, the Village of Schaumburg is a northwestern Chicago suburb with a population of about 74,000. Home to major shopping malls, it's part of what is called the "Golden Corridor." A carefully planned city, it grew rapidly, beginning in the 1960s, becoming an almost fully built-out residential community in the 1990s. Today, it is a diverse community with almost a third of its homes occupied by families with children. With a higher than average household income, and served by Interstate 90 and Interstate 290, it is a thriving commuter community.

General Requirements for Residential Fences

Full of pleasant neighborhoods, housing styles vary from typical 1960s developments to late 20th century subdivisions. Residents planning to add or replace fences on their lots need permits for all installations and city regulations and codes are designed to keep fences attractive in design and placement. Homeowners can enclose their properties with a wide variety of materials and styles, but must follow Village guidelines carefully to preserve neighborhood appearances and foster safety. The general rules below will cover most situations, but fence permit applications are carefully reviewed for compliance before a permit is issued.

- **Building Permit Required?** – Permits are required for all fence installations. Residential permits cost just \$30.
- **Permit Documentation Needed** – You must supply two copies of a current plat of survey, marked with the location of the proposed fence.
- **Fence Materials Allowed** – Typical residential materials are allowed in most areas. Hazardous materials are not allowed, including barbed wire and other materials that can cause injuries.
- **Maximum Height Limits** – Most perimeter fences are limited to a height of 5'. In specific circumstances, fences 6' high are allowed when they abut certain non-residential properties.
- **Property Line Issues** – Perimeter fences must normally be installed no more than 6' inside the property line. Area fences farther from the property line must include a gate to allow maintenance of the yard outside of the fence.
- **Inspections Needed** – A final inspection after construction is required.
- **Building Authority Contact** – 847-923-4420
- **Building Department Website**

Specific Rules and Ordinances

- **Front Yard Fences** – Installations beyond the front of the home are not permitted.
- **Side and Back Yard Fences** – Side and rear yard fences may not extend beyond the front of the house, and may be open or semi-open. The height limit is 5'. Solid or semi-open privacy designs up to 6' high are allowed if the side of the lot abuts a park, school, recreation area, multi-family housing or some main arterial streets.
- **Area Fences** – Fences built over 6' inside side and rear lot lines are considered to be area fences. A gate must be installed to facilitate access to unfenced areas outside of the enclosure.
- **Corner Lot Restrictions** – Since front yard fences are not allowed, corner lots have the same rules and requirements as interior lots.
- **Swimming Pool Fences** – Rear yard perimeter fences from 4'-5' high may be used as pool fences. Otherwise, open or semi-open fences surrounding the pool may be from 4'-6' high, and must be equipped with a self-closing, self-latching gate with the latch on top or out of reach of children.
- **Other Regulations**
 - No chain link fences with inserted slats are allowed.
 - No fence that is a risk for injury is allowed, including barbed wire, electrically charged fences, and fences with sharp protrusions.
 - Fence posts must be imbedded in the ground for at least 1/3 of their height, and wooden posts must be made of preservative-treated lumber.
 - All fences must be maintained in good condition and any paint used on fences must be lead-free.
- **Homeowner's Association Issues** – HOA covenants and restrictions that are more restrictive than city rules must be followed, as stated in the property contract.
- **Commercial Fence Codes** – Fences on commercial, industrial and other non-residential properties have different regulations that depend on the zoning at their location. Before planning any installation on such properties, consult the Schaumburg Community Development Department for details.

Residential Fence Installation Codes in Schaumburg, IL

A beautiful and durable fence is an asset to any home, but building such projects is a complex job. That's why most homeowners in Schaumburg choose to hire a contractor licensed in that city to install their fences. The Village officials require that only contractors holding a city license do this work, although homeowners are permitted to act as their own contractor. Local builders are familiar with the city's codes and regulations and can help

you select the right materials and a design that meets the requirements above. They will obtain the necessary permits and then use their experience and expertise to complete the installation efficiently and to high standards of beauty and durability. Ask local installers for a proposal and estimate and compare prices before making a decision.