

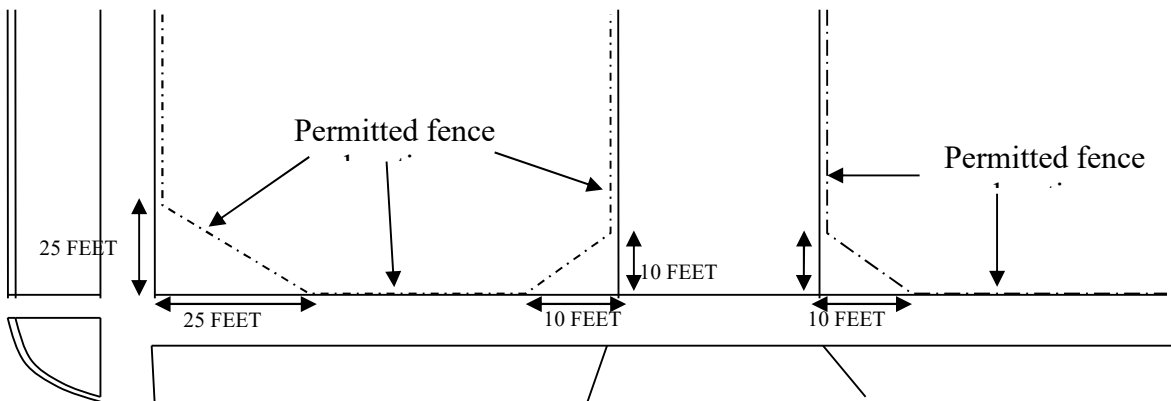
VILLAGE OF NILES – FENCE PERMIT CONDITIONS

JOB ADDRESS _____ **Owner** _____

Applicant's signature

Date

- The owner or contractor must **contact J.U.L.I.E.** – 811 (at least 48 hours before construction.)
- As required by Code, the “good” side of the fence must face your neighbor under all circumstances, even in cases where you abut a street or alley. If you have any **questions regarding Fence Permits**, please contact the Building Department.
- **No Fence shall be erected over a sewer cover.**
- **Post holes must be 42” deep.** Please call for inspection prior to installing concrete or other material. The inspection will confirm the correct location and the depth of the hole.
- **No fence shall be erected in excess of 6 feet maximum above existing Grade level at any point (5 feet maximum in townhouse area’s) along the interior property line; or in excess of 5 feet in any corner rear yard in front of the building line; or in any side corner yard. No fence shall be constructed within 30 feet of a street intersection. No fence shall be located closer than 12 inches to a public sidewalk or 3 feet to center of any sidewalk.**
 - Exception: Fences may be erected in front yards of single family semi-detached dwellings located in R-3 and R-4 zoning districts but shall not extend beyond 14 feet from the front building line and a height not to exceed 5 feet.
 - Exception: A fence may be erected in a corner side yard if it does not exceed 4 feet in height, is ornamental in design, and shall be 50% open
- As a point of information, **fencing can be constructed up to and on the property line.** It is the responsibility of the homeowner **Plat of survey** to see that the fence is not installed on the neighbor’s property. The Village does not have a licensed surveyor on staff to determine legal boundaries; therefore we cannot get involved in property line disputes. Also, if after final inspection the fence is found to be over the property line it will be the owner’s responsibility to correct violation.
- Solid wood fences which are installed perpendicularly in drainage easements must be kept at least two (2) inches from the ground to allow for the flow of surface drainage. **The height of the fence is measured from grade; therefore any gap between the fence and the ground must be counted toward the total height of the fence.**
- No fence unless 70% open shall be erected within 10 feet of a driveway or alley intersection with a public sidewalk; or located within 25 feet of the street line of two intersecting public or private streets. These sight triangles are measured from the property line.
- No fence or shrubbery shall be permitted on any portion of any public right of way, nor shall same be placed or maintained so as to obstruct a clear view of private driveways, sidewalks or pedestrian walks. No fence, shrubbery, hedging or planting which interferes with clear vision shall be permitted within the traffic sight line.



REQUIRED INSPECTIONS: ■ POST-HOLE INSPECTION ■ FINAL INSPECTION
For Inspections Please call (847)588-8060– 24 Hour Notice Required-Please have your Permit #

FENCE PERMIT INFORMATION

***ALL JOB SITE DUMPSTERS MUST BE FROM GROOT**

Permit Submittal and Review INFORMATION

Document List

	Numbers to Know	
____ Plat Of Survey	• J.U.L.I.E.	811
____ Property Owner Affidavit	• GROOT (dumpsters)	800-244-1977
____ Plat Of Survey Labeled showing location of proposed fence	• Building Department	847-588-8040
____ Fence Conditions	• Zoning Questions	847-588-8077
____ Contract/Scope of Work	• Permit Technician	847-588-8043
	• Electrical Inspector	847-588-8067
	• Plumbing Inspector	847-588-8068
	• Mechanical Inspector	847-588-8067
	• Roofs/ Fences/ Concrete	847-588-8064
	• Fire Code Inspector	847-588-8069
	• Health Inspector	224-257-0774
	• Framing Inspector	847-588-8067
	• Engineering Dept.	847-588-7900
	• Public Works	847-588-7900
	• Water Dept.	847-588-7900
	• Police / Fire	911

STANDARD REVIEW

The Village of Niles prides itself on having a very quick review process. Most permits of a normal size job will be reviewed by all trades within 10 business days of submittal. Please keep in mind what slows down the review process is incomplete applications, wrong phone numbers, and missing requirements. Please review this informational pamphlet in detail before submitting your application.



*Community
Development
PERMITS
Made
EASY*

Village of Niles Website
WWW.VNILES.COM