

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. 24-31

**AN ORDINANCE REPEALING AND REPLACING
SECTION 17.060.050 FENCE OR WALL, ACCESSORY USE OF
TITLE 17 (ZONING) OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF COLLINSVILLE, ILLINOIS

THIS 27th DAY OF FEBRUARY 2024

Published in pamphlet form by authority of the City Council of the City of
Collinsville, Madison County, Illinois, this 27TH day of February 2024.

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SECTION 17.060.050—FENCE OR WALL, ACCESSORY USE OF
TITLE 17 (ZONING) OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE**

WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and

WHEREAS, the City of Collinsville places a priority on providing for a strong and diverse economy supported by quality, vibrant development which will contribute to and improve the appearance of property and commercial corridors within the City of Collinsville; and

WHEREAS, the City of Collinsville places a priority on adopting Zoning Regulations which further the intent and purpose of the City’s Zoning Ordinance and City Plans.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Collinsville, Illinois, as follows:

Section 1. Section 17.060.050—Fence or Wall, Accessory Use of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, is hereby repealed and replaced as follows:

Section 17.060.050—Fence or Wall, Accessory Use.

Fences or walls constructed in all zoning districts in the City shall comply with the following regulations and design standards, except as otherwise specifically provided in other codes and regulations.

A. ***General Regulations:*** The following regulations shall apply to all fences or walls constructed in any district.

1. ***Permitted fence materials.*** Permitted fence materials include decorative masonry, brick, stone, pre-cast concrete, rigid composite, treated or naturally resistant wood, vinyl, wrought iron, aluminum, square tubing and/or metal tubing, or similar material, as approved by the City, with the following exception(s):

- a. Vinyl or powder coated chain-link fencing is permitted in side or rear yards. If the property is a corner lot, vinyl or powder coated chain-link fencing is permitted to extend into the secondary front yard.
 - b. Vinyl or powder coated chain-link fencing shall be standard post and frame construction. A top rail and knuckle selvage is required.
2. *Prohibited fence materials and types.* Prohibited fencing materials include slats, mesh, tarps, cloth, canvas, wire or hazardous types of fencing that are equipped or designed with sharp points including barbed wire, electrically charged including barbed wire.
 - a. *Exception.* Wire fence materials may be permitted in conjunction with an approved Chicken Keeping Permit or as permitted by Section. 17.060.050.D. Wire Monitored Alarm System.
3. A fence or wall shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.
4. All fence segments abutting an arterial or collector street, except on corner lots, shall provide one gate opening per lot.
5. No fence or wall shall block access from any means of ingress or egress to a building or structure or restrict access to existing utility meter or emergency shut off. Fences shall be located at least two (2) feet from building walls or structures except where fences project from building wall or the structure.
6. No fence or wall shall impede the sight distance triangle for any intersection of any public or private streets, alleys or points of access.
7. *Retaining Walls.* A retaining wall may be permitted where it is reasonably necessary due to the changes in slope on the site. Permitted retaining wall materials include poured concrete, concrete block, brick, masonry, and stone or similar material approved by the City.
8. *Maintenance.* Fences and walls shall be maintained in good repair. Missing, damaged, defaced, rotting, or otherwise deteriorated fences or walls shall be

repaired, replaced, or removed such that fences and walls are returned to a maintenance-free condition.

9. *Public Utilities Design Standards.* Fences or walls constructed to enclosed or screen public utilities shall comply with the design standards established herein for the underlying zoning district and shall also be subject to the requirements and procedures of *Sec. 17.050.210 – Utility Stations, Exchanges, Essential Services (Public Utilities)*.

B. Residential Fence Regulations. The following regulations shall apply to fences constructed on all residential property.

1. *Front Yard.* A fence or wall exceeding four (4) feet in height may not be constructed in the front yard or in front of the established front building line. Fences within the front yard shall be fifty (50) percent or more transparent.
2. *Side and Rear Yard.* A fence or wall exceeding six (6) feet in height may not be constructed in the side or rear yard.
 - a. In the case of a corner lot or double frontage lot, whose side or rear yard abuts a street or public right-of-way, a fence not exceeding six (6) feet in height may be constructed on the side or rear property line, provided the fence does not cause a hazard for traffic, neighboring properties, and/or access points.
 - b. Vinyl or powder coated chain-link fence shall not exceed four (4) feet in height.
3. *Front yard fences on large lots.* A fence or wall may be constructed in the front yard or in front of the platted building line of large lots subject to all of the following criteria being satisfied:
 - a. The property shall be located with the "R-1" or "R-1A" Single-Family Residential District;
 - b. The property shall consist of a single lot of record that is equal to or greater than two (2) acres in area with a minimum width at the building line of one hundred fifty (150) feet;

- a. All building structures shall be located a minimum of seventy-five (75) feet from the street (as defined in Sec. 17.020.020.);
- b. The fence shall meet the minimum front yard setback requirement (i.e. twenty-five (25) feet);
- c. Gates for vehicular use shall meet the minimum front yard setback requirements, or be at least twenty-five (25) feet from the property line through which the driveway passes, and shall not open outwardly;
- d. The fence shall have a maximum height of six (6) feet excluding gates and columns, which shall not exceed eight (8) feet;
- e. Stone or masonry knee walls elements, exclusive of columns or stanchions, shall not represent more than forty (40) percent of the fence surface area or individual segment thereof;
- f. Fence shall provide a minimum of seventy (70) percent transparency of the total fence surface area exclusive of permitted stone or masonry elements;
- g. Gates shall be equipped to allow access by emergency responders as approved by the Police and Fire Departments.
- l. At the discretion of the City, applications for front yard fences on large lots, as excepted herein, may be referred to the Planning Commission for review.

C. Commercial Fence Regulations

1. *Front Yard.* A fence or wall constructed in the front yard of any commercial or industrial property may not exceed six (6) feet in height and must be a minimum of fifty (50) percent transparent.
2. *Side and Rear Yard.* A fence or wall constructed in the side or rear yard of any commercial or industrial property shall not exceed six (6) feet in height.
3. When a transition buffer is required, a fence or wall not to exceed eight (8) feet in height may be constructed on the rear or side property line, in accordance with *Sec. 17.080.160.*

4. Fences or walls constructed to screen outdoor storage areas or outdoor equipment areas shall not exceed eight (8) feet in height and are subject to the requirements and procedures of *Section 17.060.100 - Outdoor Storage*.

D. *Public and Institutional Regulations.*

1. Fences erected upon public or parochial school grounds or in public parks and in public playgrounds, may not be constructed of a height greater than four (4) feet in the front yard or six (6) feet elsewhere. Fences used for game courts or fields may exceed these height requirements as approved by the City.

E. Exception; Wire Monitored Alarm System. A wire fence for the purposes of alarmed security may be constructed on commercial, industrial, public and governmental properties, subject to each of the following criteria being satisfied:

1. Wire alarm systems shall be subject to administrative review and approval by the Community Development Director or his/her designee.
2. Fence shall be constructed behind/inside an approved fence, wall or barrier which meets all aforementioned requirements for fencing.
3. Fence may be erected up to a maximum height of eight (8) feet.
4. Fence may be connected to a power source but shall not be electrified in any manner which exhibits a shock when touched by human or animal.
5. Wire shall be of a gauge that is not easily visible from public rights-of-way.

Section 2. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

Section 3. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 4. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other ordinance of the City or the requirements thereof

whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 5. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

APPROVED by the Council and Approved by the Mayor on February 27, 2024.

Ayes: Hausmann, Fuhrmann, Green, Stehman

Nays: Jerome

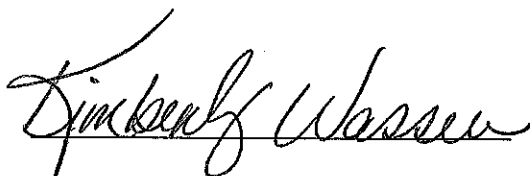
Absent: None

Approved: February 27, 2024.

A handwritten signature in cursive script, appearing to read "Jeff Stehman", written over a horizontal line.

Jeff Stehman, Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "Kimberly Wasser", written over a horizontal line.

Kimberly Wasser, City Clerk