

NEIGHBORHOOD STANDARDS

The Neighborhood Standards Division of Community & Economic Development is responsible for inspecting ordinance violations that cover the exterior, non-structural maintenance of the property.

This brochure explains some common ordinance complaints such as:

Fencing

City of Rockford
425 East State Street
Rockford, IL 61104
779-348-7300
815-967-6933 (fax)



Fencing

City of Rockford's Zoning Ordinance Article 55 explains fencing ordinances. Because of the variety of fencing issues, the information in this pamphlet is to be used only as a guideline. More information can be found from Neighborhood Standards or Construction & Development Division.

General Fencing Regulations - Zoning ordinance 55-001-B states:

All fences require a permit from the Construction & Development Division. This includes a detailed fence plan with construction and elevation details drawn to scale and must be submitted with the fence permit application to the Zoning Officer.

All fence permits shall be valid for 120 days (four months) from the date of approval by Zoning staff. If any fence permit expires prior to the completion of the construction of the fence, then another fence permit must be obtained and another fee paid.

Any fence erected prior to obtaining a fence permit shall be removed if it is in violation of this ordinance. If the fence meets all the restrictions of this ordinance, it may remain only if a fence permit is obtained within 30 days after notice from the City at double the regular permit fee.

All fences shall be installed with the finished side facing the adjacent property or public right-of-way, and fence posts must be located on the inside of the fence facing the property on which the fence is located, unless the fence is designed and constructed to look the same on both sides of the fence.

Barbed wire fence, spiked railing or any guard or barricade with barbed wire or sharp\pointed devices that are liable to injure residents are not allowed in any residential or commercial zoning district. Electric fencing is not allowed within the City.

Approved fencing material includes, but is not limited to, masonry block, wood, trex (composite) board, chain link/metal (no less than 11 gauge thickness), wrought iron, aluminum, PVC, concrete or steel deck.

Fencing, continued

Basic Fence Height Restrictions in Residential and Commercial Zoning

Exceptions do apply for various property conditions such as corner lots, arterial streets and alleys. Be sure to bring your site plan and permit application for approval prior to constructing.

HEIGHT IN FRONT YARDS

Fences measuring a maximum of 4 feet in height, as measured from existing grade, are permitted in the front yard up to the property line. However, any fence located within a front yard must be a decorative fence—wood, masonry, wrought iron but not chain link.

HEIGHT IN SIDE AND REAR YARDS

Fences measuring a maximum of 6 feet in height, as measured from existing grade, are permitted up to the property line in a side or rear yard

Dumpster Enclosures

All dumpsters used to service multi-unit residential buildings, commercial, and industrial uses must be screened on all sides by approved fencing material to create a permanent sight obstructing fence with a minimum height of 6 feet. One side of the storage area may be furnished with an opaque, lockable gate.

No fencing is required when the applicant can demonstrate to the Zoning Officer that all trash facilities will be enclosed within a principal building or within an accessory structure such as a garage. Where feasible, all dumpsters and trash facilities must be located behind a building and setback so refuse trucks are completely off the public right-of-way when servicing the facility.

Get More Information

Neighborhood Standards was formed in 1998 by the City of Rockford to offer residents a single point of contact for all environmental issues and complaints.

If you would like to make a complaint or have a question regarding a City Ordinance, contact information is listed below. Our website contains forms for submitting complaints as well as this brochure and more violation information.

All complaints are kept confidential. Your name will not be asked. When inspectors respond to a complaint they generally inspect the surrounding neighborhood for other violations.



City of Rockford Community &
Economic Development
Neighborhood Standards
425 E. State Street, 1st Floor
Rockford, IL 61104

779-348-7160
815-967-6933 (fax)
www.rockfordil.gov