

## Fences, Walls, and Hedges

Section 3.01 O'Fallon Zoning Code of Ordinances 1998

### Frequently Asked Questions:

#### *Do I need a permit?*

If, it is taller than six feet – YES

If, it is no taller than six feet – NO

- The City of O'Fallon does not survey private properties

#### *Can I put it on my property line?*

- Yes, fences, walls, and hedges may be located abutting, but not over, your lot lines in any district.
- But, if, your fence, wall, or hedge is over six feet there are minimum yard requirements for the district where it will be located.
- You are encouraged to research easements that may be located on your property

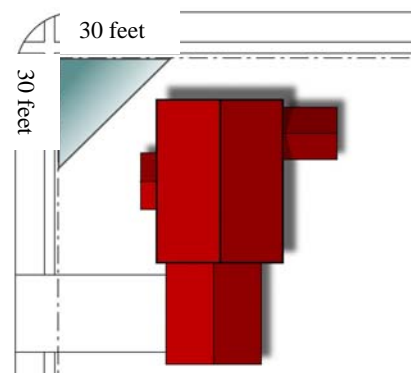
#### *Can I erect my fence, wall, or hedge anywhere?*

No,

- They cannot be constructed or erected within any public street or alley right-of-way unless authorized by the O'Fallon City Council.
- If you have a corner lot, your lot will have a restricted area. Objects taller than 2 feet or less than 10 feet cannot be located with the 30 foot triangle. This is required to maintain safe sight distance for vehicles approaching the intersection.

#### *How do I locate my property line?*

- You are responsible for locating your property line. This can be done by hiring a surveyor.



- They may be placed in easement areas, but cannot affect drainage. This includes debris buildup (leaves, grass clippings, etc.)
- Fences, walls, and hedges placed in easement areas are subject to removal and replacement at the property owner's expense.
- Maintenance (painting, mowing, repairs, etc.) of **both** sides of the fence, wall, or hedge should be considered when determining placement.
- The City of O'Fallon does not settle property line disputes between neighbors, including, but not limited to, disputes over the placement of fences, walls, and hedges.

*Can my fence or wall be any material?*

- No, barbed wire or other sharp fencing material and electrically charged fence cannot be erected or maintained outside of the agricultural districts.

*Is there anything else I should know?*

Yes,

- Utilities must be located and considered when erecting fences, walls, and hedges. This is the property owner's responsibility. Call J.U.L.I.E. at 1-800-892-0123 to locate the utilities.

*What is the next step?*

If your fence is six feet or shorter we recommend contacting any applicable Homeowners Association, Neighborhood Association, or any other like organization to check on further restrictions they have set forth for the area where construction will take place.

If your fence is taller than 6 feet, just complete and submit your permit application. This can be obtained at City Hall.

**PLEASE NOTE:** These guidelines are not a comprehensive presentation of all the ordinances involved in placing, erecting, or constructing a fence, wall, or hedge.

If you have questions or concerns please contact the O'Fallon Planning and Zoning Department at (618) 624-4500 ext. 4