

STORAGE SHED PERMIT TIPS

- ◆ A storage shed must be located behind the front wall setback of the principal structure that is farthest from the front property line, shall not be located in a corner side yard and shall not be placed on a vacant lot.
- ◆ The storage shed must be located at least 10 feet from the residence. The shed shall be at least 5 feet from the rear lot line, 5 feet from the side lot line, and must not be located within an easement unless letters from all utility companies granting permission to encroach into the easement(s) are submitted with the permit application. (A list of utility companies is available at the Community Development Department.)
- ◆ The area of all structures on the lot, including but not limited to, the residence, sheds, raised decks, garages, pools, and gazebos may not exceed 30% of the lot area in an R-2 zoning district or 35% of the lot area in an R-3 zoning district. The amount of green, landscaped area must be a minimum of 50% of the area of the lot.
- ◆ The storage shed must not exceed a height of 12 feet to peak and 200 square feet in area for a single family residence and 100 square feet in area for a multi-family residence.
- ◆ Inspection required prior to pouring concrete if on slab and when shed is complete. Minimum 24-hour notice on all inspections. Call 630/226-8470 to schedule inspection.

To obtain a permit, please submit the following:

1. The complete permit application.
2. A current plat of survey indicating all existing improvements, the location of the proposed storage structure/shed, including distance from the residence and from lot lines. (A typical plat of survey is attached and is provided for descriptive purposes only.)
3. A drawing indicating and explaining method of construction used in building the storage shed. (If you are purchasing a pre-constructed shed, submit the brochure.)
4. Include a foundation detail for the shed. (ie: concrete slab, treated wood, piers, etc.)
5. Homeowner's Association permission if applicable.
6. **FEE:** \$75.00

Additional fees may apply. Fee must be paid when application is submitted.

All contractors must be currently registered.

Placement/Setback/Lot Coverage questions: Planning & Zoning Division 630/226-8480
Construction/Permit questions: Building Division 630/226-8470

Please note: Processing time is 10-15 working days; however, if the application is incomplete the review time may be longer.

