

# ACCESSORY STRUCTURES



## DOCUMENT SUBMITTAL LIST

- Completed *Application for Construction or Use* (Permit application). Application must include authorized signature by the property owner if not owner occupied.
- Three copies of plat of survey (to scale) with location and dimensions of existing and proposed structures, easements and utilities indicated on the plat.
- Building plan and elevation drawings with all dimensions of the proposed structure.

**Failure to provide any of the above documents may result in processing delays.**

## GENERAL INFORMATION AND FEES

1. A permit is required to construct accessory buildings (sheds and detached garages).
  2. The application review period averages two weeks. The applicant will be contacted when the permit is ready for issuance and payment.
  3. If work commences prior to permit issuance, the building permit fee shall be doubled.
  4. A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050).
  5. A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 60 consecutive days.
  6. Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
  7. It is the homeowner/contractor's responsibility to have underground utilities located not less than 48 hours before digging commences by calling J.U.L.I.E (811).
  8. Fees:
    - Plan review fee           \$30.00
    - Building permit fee   \$ 6.00 per \$1,000 valuation, but not less than \$30.00
    - Additional fees for plumbing/electrical work apply based on scope of work.
- Bond: A \$100.00 building bond for accessory structures up to 120 square feet or a \$200.00 building bond for accessory structures greater than 120 square feet must be paid at the time of building permit issuance, and will be refunded upon completion and approval of the project in accordance with all applicable City Ordinances in the manner in which it was initially submitted.

## **ZONING REGULATIONS**

1. Accessory buildings are not permitted in any type of easement.
2. Maximum height of garage and shed:

On Lots less than 18,000 sf.	23 feet*
On Lots 18,000 sf. – 40,000 sf.	24 feet*
On Lots greater than 40,000 sf.	27 feet
In R-6 Districts	18 feet

\*Maximum eave height shall not exceed ten feet. The eave height is the vertical dimension between finished floor and the top of the lowest edge of roof plywood.

3. Accessory structures shall not exceed 20% of the required rear yard area. This 20% is cumulative for all accessory structures in the rear yard excluding areas occupied by open patios, decks and swimming pools. Accessory structures shall not exceed 40% of the actual rear yard (area between the back of the house and the rear property line).
4. An accessory building shall be separated not less than eight-foot from the principal building and not less than six feet from other accessory buildings. Exception: sheds less than 120 square feet in area placed on the side of a detached garage, facing interior or rear yards, in which case the building separation may be reduced to zero feet.
5. Accessory buildings must be located outside the required front yard, interior side yard, and corner side yard building setbacks; however the following exceptions may apply:
  - a. Garages served by an approved driveway are allowed within the interior side yard setback, provided they are at least three feet from an interior property line. Garages are not permitted within any corner lot side yard setback as indicated in Table 4A.
  - b. Accessory buildings proposed in the required rear yard may be setback a minimum of three feet from the property line, provided they are not located within any easement.

### **REQUIRED BUILDING SETBACKS (in feet)**<sup>1</sup> (based on Table 4A)

Zoning District	Front or Corner Side Yard	Interior Side Yard	Rear Yard
R-1 & R-1A	40	20 <sup>2</sup>	60
R-2	40	12.5 <sup>2</sup>	60
R-3	35	10 <sup>2</sup>	40
R-4	35	7.5 <sup>2</sup>	35
R-5	30	5 <sup>2</sup>	30
R-6	30	5 <sup>3</sup>	30

<sup>1</sup> Certain subdivisions approved as a Planned Unit Development (PUD) may have setback requirements different from those in this table. E.g. Summerlakes

<sup>2</sup> Or 10% of the width of the lot, whichever is less.

<sup>3</sup> Single-family attached housing is ten feet, side yard requirement does not apply where the unit is attached to another unit at the side lot line.

6. Accessory structures over 1,000 square feet in ground floor area shall be setback 20 feet from side and rear property lines.
7. Maximum ground floor area of any accessory building and cumulative for all accessory buildings on the property in Residential Districts shall not exceed:

On Lots up to 18,000 sf.	650 sf.
On Lots 18,000–40,000 sf.	825 sf.
On Lots greater than 40,000 sf.	2.5% of the lot size, up to a maximum size of 2,000 sf.

8. Accessory buildings are subject to the maximum lot coverage requirements.

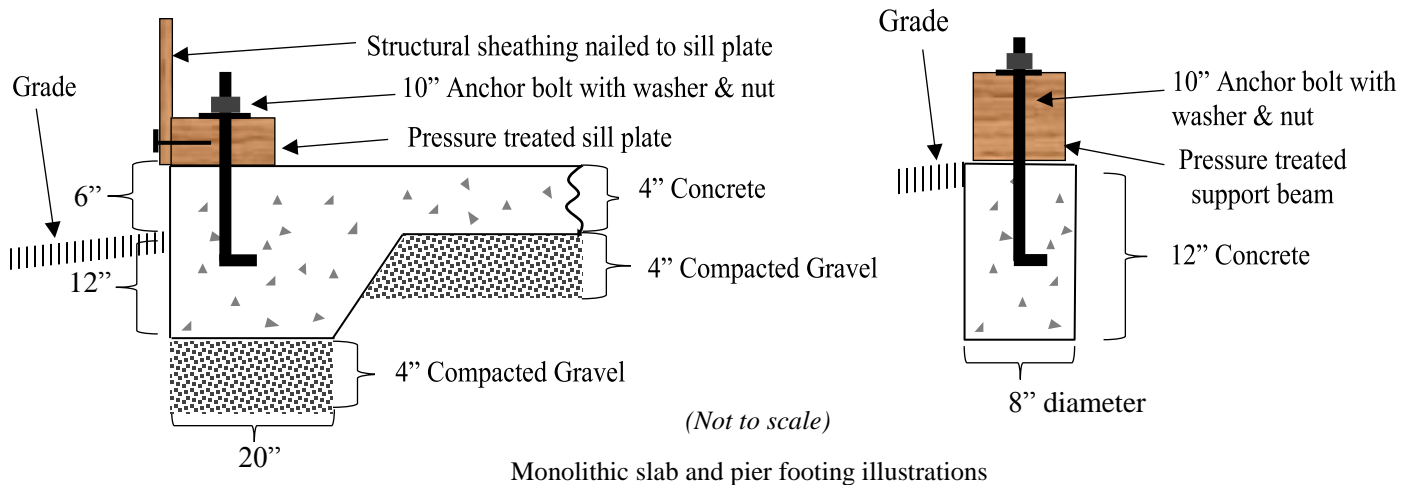
Lot size	Maximum Lot coverage
$\geq 30,000$ sf.	18%
$\geq 14,000$ sf. and $< 30,000$ sf.	22%
$\geq 10,000$ sf. and $< 14,000$ sf.	26%
$\geq 7,000$ sf. and $< 10,000$ sf.	30%
$< 7,000$ sf.	34%

An additional 2% lot coverage shall be allowed for accessory structures that do not qualify as a principal or accessory building

9. Maximum cumulative number of accessory buildings on lot is two.

### **CONSTRUCTION REQUIREMENTS**

- All accessory structures are required to be anchored to the earth so as to resist wind up lift or overturn.
- Footing for accessory structures up to 600 square feet shall be constructed as follows:
  - The bottom of the concrete footing shall be not less than 18 inches below the finished grade.
  - Four inches of gravel shall be placed at the bottom of the footing.
  - Monolithic concrete slab shall be poured over the compacted gravel.
  - Ten-inch anchor bolts placed seven inches into the concrete shall be spaced a maximum of six feet apart and shall be installed before concrete solidifies. Each wall section requires at least two anchors.
- The slab portion of the footing/floor shall not be less than four inches thick.

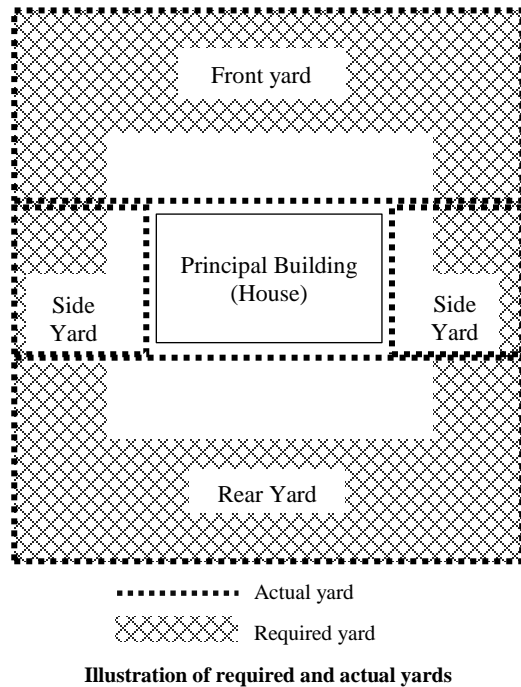


- Accessory structures greater than 600 square feet require a 42-inch deep footing and foundation stem wall.
- Accessory structures less than 400 square feet may be constructed on pier footing provided the concrete is no less than 12 inches below the undisturbed earth.
- A pressure treated or other rot resistant sill plate is required to be attached with anchors; washers are necessary between the sill plate and the fastening nut.
- The exterior structural wall sheathing must be nailed into the sill plate every six inches.
- The maximum spacing of wall studs in a single story accessory structure is 24 inches. The maximum stud spacing in accessory structures with multiple stories is 16 inches.

9. Walls with garage portal opening (garage doors) require solid wall bracing panels in accordance with Section R602.10.6.3 of the International Residential Code; detailed information on portal wall bracing construction is available at: [http://publicecodes.cyberregs.com/icod/irc/2012/icod\\_irc\\_2012\\_6\\_par048.htm](http://publicecodes.cyberregs.com/icod/irc/2012/icod_irc_2012_6_par048.htm) .
10. Ceiling joists and rafters shall be connected together with the number of nails indicated in Table 802.5.1(9) (IRC802.3.1)

Required Number of 16d Common Nails for Heel Joints (from IRC Table 802.5.1 (9))				
	12-foot roof span	20-foot roof span	28-foot roof span	36-foot roof span
3-12 Roof Slope	7	11	16	21
4-12 Roof Slope	5	9	12	16
5-12 Roof Slope	4	7	10	13
7-12 Roof Slope	3	5	7	9
9-12 Roof Slope	3	4	6	7
12-12 Roof Slope	3	3	4	6

11. Rafter and joist shall be fastened to the top plate of the wall with two 16d box nails toe nailed on one side of the rafter/joist and one 16d box nail toe nailed on the opposite side of the rafter/joist. Note: Truss systems shall be attached to the wall per the manufacturer’s instructions.
12. A minimum 7/16-inch thick sheathing is required for roof decks.
13. Roof sheathing panels shall be staggered and fastened to framing with 8d common nails spaced every six inches on the edges and every 12 inches to the intermediate supports.
14. Any cutting of brick, stone, and/or concrete must be done using the “wet-saw” method, or under the protection of an enclosed tent that completely contains the air-borne particulates produced by cutting.



**Approved construction documents shall be available on site at all times.**

**Alterations to the approved plans must be resubmitted to the Building Department in writing for review and approval prior to construction.**

**Where conflicts between this guide and the code may occur, the provisions of the code shall prevail.**