

Sheds

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction.](#)
- One copy of plans, drawn to scale (1/4 inch equals 1 foot preferred), including a plan view, elevation details, and materials list. Drawings should clearly indicate size, dimensions, and spacing of all structural members as well as how the shed will be anchored to the earth.
- Plat of Survey (one copy) showing the location and dimensions of all existing structures/improvements on the property and markings indicating the location of the proposed deck and the location of the electric meter.

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

General Information and Fees

- A permit is required to construct all sheds greater than 50 square feet.
- The application review period usually averages two weeks. The applicant will be contacted by email when the permit is ready for issuance and payment.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A list of required inspections is provided at the time of permit issuance. Inspections can be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050).
- 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 180 consecutive days.
- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- 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).
- Fees:

Plan review fee	\$30 up to 400 square feet, \$40 up to 1000 square feet, \$50 up to 1,600 square feet
Building permit fee	\$6.00 per \$1,000 valuation, minimum \$30.00

- Bond: A \$100.00 building bond for sheds up to 120 square feet or a \$200.00 building bond for sheds greater than 120 square feet must be paid at the time of building permit issuance. This bond fee will be refunded upon completion and final approval of the project in

accordance with all applicable City Ordinances. The refund will be issued in the manner in which it was initially submitted.

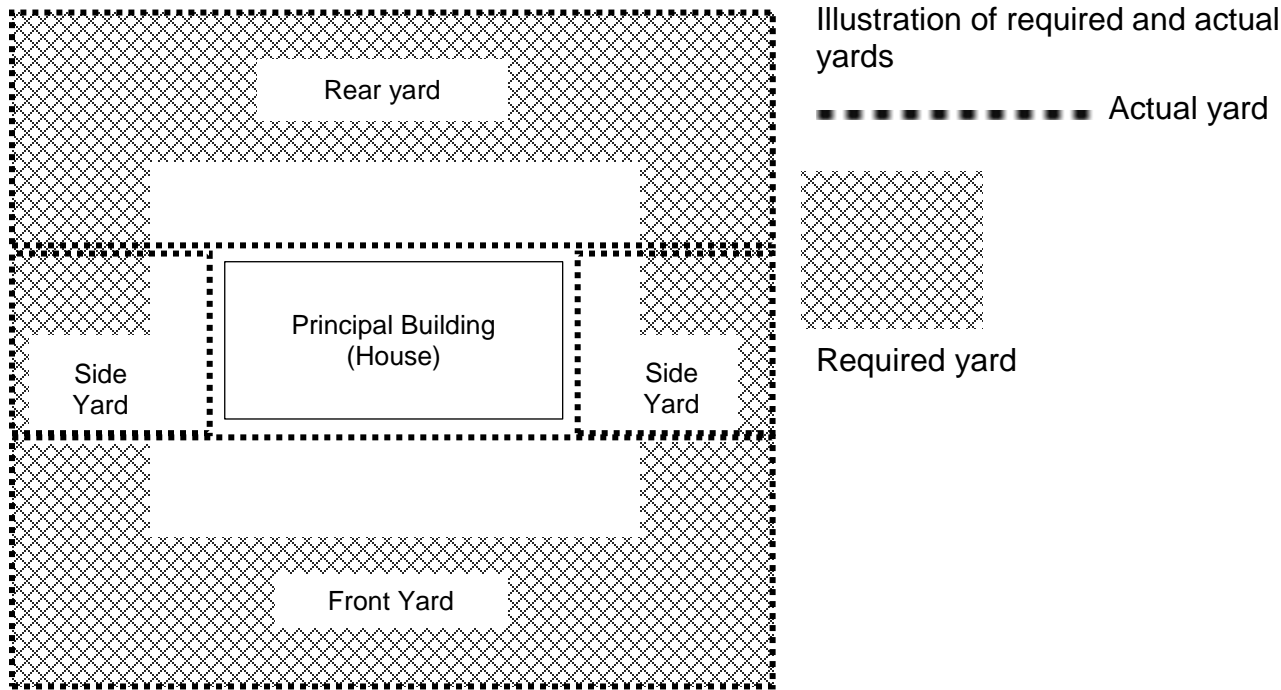
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- All work performed shall comply with the 2015 International Residential Code and all local amendments.
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

Zoning Regulations

- Sheds are not permitted in any type of easement.
- Maximum height of 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 grade and the top of the lowest edge of the roof.
- Sheds shall not exceed 20% of the required rear yard. This 20% is cumulative for all accessory structures in the rear yard excluding areas occupied by 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.
- A shed 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.
- Sheds must be located outside the required front yard, interior side yard, and corner side yard building setbacks.
- Sheds must be placed within the rear yard. Sheds must be a minimum of 3 feet from side and rear lot lines and a minimum of 10 feet from front and corner side lot lines.
- Sheds over 1,000 square feet in ground floor area shall be setback 20 feet from side and rear property lines.
- Maximum cumulative number of accessory buildings on lot is two.



- Maximum ground floor area of any shed 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.

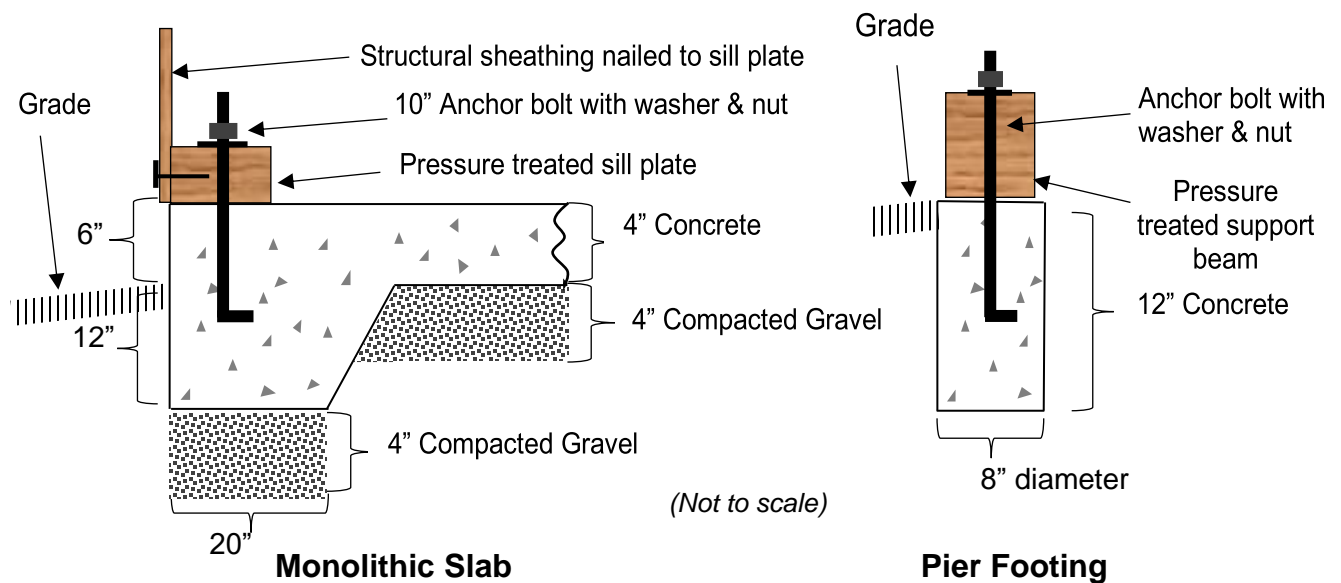
- Sheds are subject to the maximum lot coverage requirements.

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

Construction Requirements

- All sheds must be anchored to the earth to resist wind up lift or overturn.
- Sheds less than 400 square feet may be constructed on pier footings (pictured below) provided the concrete is no less than 12 inches below the undisturbed earth.
- Sheds less than 400 square feet may also be anchored with helical screw in type earth anchors. One on opposite corners, no less than two anchors total.
- Footings for sheds 400 square foot 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 compacted gravel shall be placed at the bottom of the footings.
 - Monolithic concrete slabs shall be poured over four inches of 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.



- Accessory structures greater than 600 square feet require a 42-inch deep footing and a concrete foundation stem wall.
- A pressure treated or other rot resistant sill plate is required to be attached with anchors.
- The exterior structural wall sheathing must be nailed into the sill plate every 6 inches.
- Rafter ties are required and shall be a minimum of 2"x 4" with spacing of 4' on-center.
- Truss systems shall be attached to the wall per the manufacturer's instructions.
- A minimum 7/16-inch thick sheathing is required for roofs.
- 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.