



SHED - Accessory Structure Guideline

1. Area [10-5-4(A) 2]:

- a. The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less. For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 15 in Section 10-11-2.
- b. Single-family residences constructed in the R0, R1, R2 and R3 Zoning Districts shall be granted an allowance of up to 100 square feet for the construction of one accessory structure with the exception of a detached garage, notwithstanding the existing lot coverage ratio provided that the total lot coverage ratio shall be no more than 25 percent for a single-family dwelling of more than one story or 35 percent for a single-family dwelling of one story. Said single accessory structure shall have a peaked roof with a ridge height of nine feet or less and be constructed so that no wall of the structure is more than 12 feet in length.

2. Number [10-5-4(A) 3]:

The total number of accessory buildings on a zoning lot shall be limited to three, and no more than one of each type unless authorized by a Special Use Permit.

3. Setbacks [10-5-4(A) 4]:

- a. Accessory structures shall be located no closer to the front property line than the principal structure on the lot. On reversed corner lots, accessory structures shall observe the same setbacks as the principal structure on the zoning lot. Accessory structures located on corner lots shall be located no less than 20 feet from the corner side lot line, except in the residential estate district where all accessory structures shall be located no closer to the front or corner side yard property line than the principal structure on the lot.
- b. Accessory structures less than ten feet from a principal structure shall observe the same required setbacks as the principal structure on the zoning lot.
- c. Accessory structures greater than ten feet from the principal structure shall maintain a distance equal to five percent of the lot width (and no less than three feet) from the side and rear property lines, and no less than 20 feet from a corner side property line.
- d. Distance between buildings: Accessory buildings must be separated from each other by a minimum of five feet measured from wall to wall.

4. Sheds [10-5-5(B)]: "Permitted Obstructions in Required Yard Setbacks":

- a. A shed is not permitted in the required front or corner side yard.
- b. A shed may be used for storage purposes only.
- c. The maximum ridge height of a shed is 15 feet and the maximum eave height is 12 feet unless otherwise restricted.
- d. The maximum area of a shed is 150 square feet, unless otherwise restricted.

5. Permits [4-1-5]:

- a. The applicant must submit a building permit application with a sealed plat of survey or sealed site plan indicating the shed dimensions and distance of the accessory structure from the property lines.

6. Stormwater Management [4-1-8 and 4-7-8]:

- a. Sheds must have a suitable drainage path around them that does not create a hazard or stagnant water and does not direct runoff toward the shed foundation or walls.
- b. Sheds constructed within the floodplain must meet the requirements of the DuPage County Stormwater and Floodplain Ordinance.



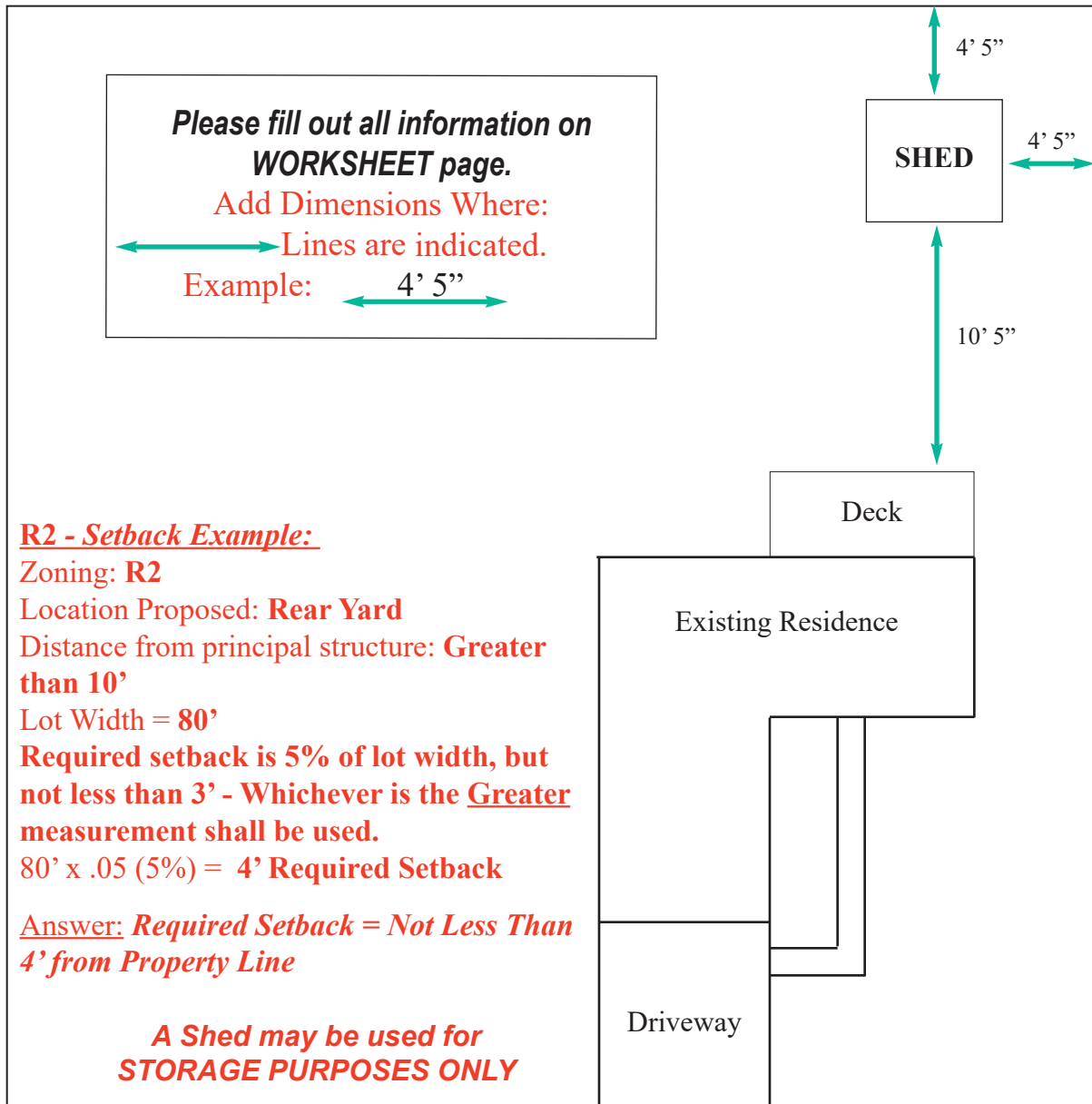
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SITE PLAN (EXAMPLE ONLY)

All **existing structures & proposed Shed** must be drawn on a copy of your property survey/site plan - Plat of Survey.

A copy of the completed sealed survey must be submitted with your permit application.

Rear Lot Line



R2 - Setback Example:
 Zoning: **R2**
 Location Proposed: **Rear Yard**
 Distance from principal structure: **Greater than 10'**
 Lot Width = **80'**
Required setback is 5% of lot width, but not less than 3' - Whichever is the Greater measurement shall be used.
 $80' \times .05 (5\%) = 4'$ **Required Setback**
Answer: Required Setback = Not Less Than 4' from Property Line

A Shed may be used for STORAGE PURPOSES ONLY

Front Lot Line



MAIN STREET



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WORKSHEET

***A Shed may be used for
STORAGE PURPOSES ONLY***

Shed Dimensions are: L _____ x W _____ x H _____ - (Length x Width x Height)

Shed Total Area is: L _____ x W _____ = _____

Total number of Accessory Structures currently on property _____

1. Description: _____ L _____ x W _____ = _____

2. Description: _____ L _____ x W _____ = _____

3. Description: _____ L _____ x W _____ = _____

Proposed distance from primary structure _____

Proposed Ridge Height _____

Proposed Eave Height _____

(The maximum ridge height of a shed is 15 feet and the maximum eave height is 12 feet unless otherwise restricted.)

Distance from Rear Property Line _____

Distance from Side Property Line _____

Please submit this worksheet page and your Sealed Plat of Survey with all information as indicated on the Site Plan Example page.

Please click the link below for additional information.

[TABLE 10-5-5\(B\)4 "PERMITTED OBSTRUCTIONS AND ACCESSORY STRUCTURES IN REQUIRED SETBACKS":](#)

**For Zoning Districts other than R2 and irregular lots please contact:
Community Development at (630) 547-5250**