

SHEDS (ACCESSORY STRUCTURE)

VILLAGE OF GLEN ELLYN

Building and Zoning Code Regulations

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% of a required rear yard, whichever is less.
 - 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% for a single family dwelling of more than one-story or 35% for a single family dwelling of one-story. Said single accessory structure shall have a peaked roof with a ridge height of 9 feet or less and be constructed so that no wall of the structure is more than 12 feet in length.
 - c. The addition of a shed over 100 square feet in area is not permitted if the property, with or without the shed, exceeds the maximum permitted lot coverage ratio.
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 and no less than 18' from a corner side property 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 10' from a principal structure shall observe the same setbacks as the principal structure on the zoning lot.
 - c. Accessory structures greater than 10' from the principal structure shall maintain a distance equal to 5% of the lot width (and no less than 3') from the side and rear property lines, and no less than 18' from a corner side property line.
 - d. Distance between buildings: Accessory buildings must be separated from each other by a minimum of 5 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** [4-1-10, 4-1-5(B)4]:
 - a. The applicant must submit a building permit application with a plat of survey or site plan indicating the shed dimensions and distance of the accessory structure from the property lines.
 - b. The applicant shall furnish a foundation location survey to the building and zoning official upon completion of the foundation for all new buildings, addition(s), and roofed over accessory structure(s) that are located within 2 feet of a required zoning setback, and no further work shall be done, other than installing drain tile and waterproofing the foundation, until the location survey has been approved (Ord. 5587, 7-23-2007).