

Building Requirements

To apply:

- A non-refundable application fee is required at the time of submittal (credited toward final permit fees at time of issuance)
- Completed application (property owner's signature will be required on application or an authorization form signed and notarized by the owner will be required at time of permit issuance)
- Six (6) copies of a current scalable Plat of Survey with surveyor seal and signature visible
- The structure(s) will need to be drawn to scale on the surveys (for lawn sprinkler systems the location of sprinkler heads & RPZ valve need to be shown)
- Two (2) copies of construction plans to include applicable cross section, floor plan, foundation plan, elevations (view of each side), two (2) copies of RPZ valve specs for sprinkler systems

*Patios and sheds (150 square ft or less) require no construction plans



Estimated review time is 6 business days

For property in a Bank Trust:

A trust disclosure form completed by the bank will be required at the time of permit submittal

To pick-up:

- Permit fee

- A fully refundable cash bond per our adopted Schedule of Fees
- Township/County Hwy Entrance Permit
- Copy of the Plumber's Photo ID license for lawn sprinkler systems



*No permit necessary for driveway resurface only (laying over existing asphalt) unless in a floodplain

Application, Owner Authorization, Trust Disclosure forms can be downloaded from our web site: www.dupageco.org/edp

Zoning Requirements

PERMITTED ENCROACHMENTS IN THE REQUIRED YARDS: Most common buildings and structures that are permitted to encroach in the required yard setbacks) in the R-2, R-3 & R-4 Single Family Residential Zoning Districts:

Detached Garage, Parking Space (or other similar type accessory building):

- Front: Must be located behind the front wall of the single family home and a minimum of 30 ft from the front property line
 - Corner Side: Must be a minimum of 30 ft from the corner side property line
- Where a zoning lot is less than 75 ft wide must be a minimum of 20 ft from the corner side property line
- Interior Side: must be a minimum of 10% of the lot width but does not need to exceed 10 ft

- Where the building is located entirely within the rear 25 ft setback must be a minimum of 3 ft from the interior side property line

- Where the property is 20,000 sq ft in size or less must be a minimum of 3 ft from the interior side property line

- Rear: Must be a minimum of 3 ft from the rear property line

Height:

- Maximum of 15 feet in height from the average grade on the property where the zoning lot is 40,000 sq ft or less in size (does not apply to fences)
- Maximum of 24 feet in height from the average grade on the property where the zoning lot is over 40,000 sq ft in size (does not apply to fences)

Driveways:

1. Must be an all weather/hard surface material, (i.e.: concrete, asphalt, brick paver, etc.)
2. Must lead to an enclosed or open parking space
3. May encroach in the required Front Yard setback for site access only
4. Other than for site access must be a minimum of 1 ft from all property lines
5. Circular or horseshoe type driveways must be a minimum of 1 ft from all property lines and must lead to an enclosed or open parking space

Patio & Terrace: Must be a minimum of 3 ft from the Interior Side and Rear property line

Deck & Gazebo: Must be a minimum of 10 ft from the rear property line

Stoop: May encroach up to 30% into all required yard setbacks. (See required yard {setbacks} on the other side)

Porch: May encroach up to 10% into the required-Front, Corner Side and Rear yard setbacks (See required {setbacks} on other side)

Zoning requirements cont.

Single Family Residential Zoning Yard

(Setback) Requirements: Except as otherwise provided in the Zoning Ordinance (and as generally described on the other side as

“**PERMITTED ENCROACHMENTS**”), all accessory buildings and structures shall maintain the required yards on the zoning lot as set forth for that zoning district: as follows:

R-1 Single Family Residence District:

Front Yard = forty (40) ft; Corner Side Yard = forty (40) ft; Side Yard = twenty (20) ft; Rear Yard = Fifty (50) ft

No accessory buildings or structures are permitted to encroach in any required yard in the R-1 Single Family Residence Zoning District.

R-2, R-3 & R-4 Single Family Residence District:

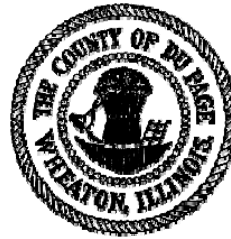
Front Yard = thirty (30) ft;

Corner Side Yard = thirty (30) ft (where a zoning lot is less than 75 ft wide the Corner side yard is twenty (20) ft);

Side Yard = 10% of the lot width but does not need to exceed ten (10) ft;

Rear Yard = twenty-five (25) ft

For information pertaining to all permitted encroachments including those allowed in the General Residence District (R-5, R-6 & R-7), please consult the DuPage County Zoning Ordinance or contact the Zoning Staff at 630.407.6700



DUPAGE COUNTY

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DUPAGE COUNTY

ACCESSORY STRUCTURES



DETACHED GARAGES
DECKS
DRIVEWAYS
GAZEBOS
LAWN SPRINKLERS
PATIOS
SCREENED PORCHES
SHEDS
SMALL ADDITIONS

All contractors working in the unincorporated areas of DuPage

County are required to be registered with the County

**Regulatory Services
Division**