

ZONING SETBACK REQUIREMENTS FOR THE PRINCIPAL BUILDING IN SINGLE FAMILY RESIDENTIAL DISTRICT:

R-1 Single Family Residence: Front yard = forty (40) ft; Side yard = twenty (20) ft; Rear yard = fifty (50) ft; Corner side yard = forty (40) ft

R-2 Single family Residence: Front yard = thirty (30) ft; Side yard = ten (10) ft; Rear yard = twenty-five (25) ft; Corner side yard = thirty (30) ft

R-3 & R-4 Single Family Residence: Front yard = thirty (30) ft; Side yard = ten (10) ft or ten percent (10%) of the lot width, whichever is less; Rear yard = twenty-five (25) ft; Corner side yard = thirty (30) ft

Except otherwise provided in the DuPage County Zoning Ordinance, no structure located within a residence district shall be erected, altered, or moved into the required front, side and rear yards of the zoning lot as set forth for the zoning district

For more information regarding General Residence

Districts (R5-R7) and all other Districts please contact the Zoning staff at 630.407.6700



DuPage County

Department of Economic Development
& Planning
421 N County Farm Road
Wheaton IL 60187

Phone: 630-407-6700
Fax: 630-407-6702
E-mail: RegServices@dupageco.org
www.dupageco.org/edp

Interior/
Exterior
Alterations &
Fireplaces



DuPage County

Regulatory Services Division

All contractors working in the unincorporated areas of DuPage County are required to be registered with the County

Interior/Exterior Alterations

BUILDING REQUIREMENTS

TO APPLY:

- A non-refundable application fee is required at the time of submittal (credited toward final permit fees at the time of issuance)
- Completed application (property owner's signature will be required on application or an authorization form signed and notarized by owner will be required at the time of permit issuance)
- Two (2) copies of a floor plan (showing existing conditions & proposed work) for **interior** work; two (2) copies of construction plans to include applicable elevations (view of each side that changes) & cross section for **exterior** work

TO PICK-UP:

- Permit fee
- A fully refundable cash bond per the adopted Schedule of Fees
- Notarized letter of intent from plumber if applicable
- Additional items may be required



FIREPLACES (PRE-FAB AND MASONRY)

In addition to the completed application:

- Six (6) copies of a current scalable Plat of Survey with the Surveyor's seal & signature visible and the foundation drawn to scale for the exterior chase (bump out) only
- Two (2) copies of construction plans/fireplace detail for masonry, brochure for pre-fab fireplace stating UL Listed or showing a UL symbol



***All commercial property requires 3 copies of stamped construction plans by an IL architect to apply**

For property in a Bank Trust: a trust disclosure form completed by the bank will be required at the time of **permit submittal**

ZONING REQUIREMENTS

Zoning requirements: Sample of permitted encroachments into the required yards for residential districts:

- **Air conditioning window units:** cannot project

more than two (2) ft into all required yards

- **Awning:** may encroach ten percent (10%) into all required yards
- **Bay window:** may encroach ten percent (10%) into all required yards
- **Chimney:** may encroach ten percent (10%) into all required yards
- **Eave and gutter:** may encroach ten percent (10%) into all required yards
- **Stoop:** may encroach thirty percent (30%) into all required yards
- **Open or roofed Porch or Portico:** may encroach ten percent (10%) in required Front, Rear and Corner Side yards

For additional information on permitted encroachments see the permitted encroachment section in each zoning district of the DuPage County Zoning Ordinance

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