

Zoning Requirements

Zoning Ordinance Requirements for New Single

Family House, House Addition, House Move,

minimum yard (setback) requirements:

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

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

Front yard = thirty (30) ft; Corner Side yard = thirty
(30) ft (where a zoning lot is less than seventy-five (75)
ft wide the Corner Side yard is twenty (20) ft); Side
yard = ten % of the average lot width but does not need
to exceed ten (10) ft; Rear yard = twenty-five (25) ft

For information regarding General Residence

Districts (R-5, R-6 and R-7), Business (B-1 & B-2),

Office (O & OR) and Industrial (I-1 & I-2) please

consult the DuPage County Zoning Ordinance or

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

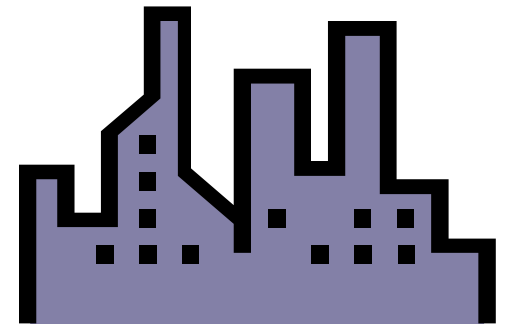
Web site: www.dupageco.org/edp

DUPAGE COUNTY

COMMERCIAL
&
RESIDENTIAL

NEW BUILDINGS,
ADDITIONS,
DEMOLITION

Regulatory Services Division



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

New Buildings/Additions

To apply:

- A non-refundable application fee is required at the time of submittal (credited toward final permit fee 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 at time of permit issuance)
- Two (2) copies of construction plans (do not require plans to be architecturally stamped) for **residential building**, four (4) copies of stamped construction plans by an IL Architect or Structural Engineer for **commercial building**
- Six (6) copies of a site plan or scalable Plat of Survey—sites must be stamped by a Professional Engineer with structures drawn to scale (if surveyor stamp not on the sites—one (1) copy of the Plat of Survey with seal and signature visible will also be required) all footprint and foundation dimensions must match.



(Scale required—
1"=10'; 1"=20';
or 1"=30')

Estimated review time is 13 business days for **residential building**/20 business days for **commercial building**

To pick-up:

- Permit fee—payable by check, cash or credit card
- A fully refundable cash bond for residential or commercial additions per the adopted Schedule of Fees
- Township/County Hwy Entrance Permit
- Impact Fee receipt
- Sewer & water tap on receipts or copy of DuPage County Health Department permit card
- All contractors registered with the County
- Additional items may be required



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

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Demolitions

To apply:

- A non-refundable application fee is required at the time of submittal (credited toward final permit fee at time of issuance)
- Completed application (property owner's signature will be required on application or an authorization form signed and notarized by owner at time of permit issuance)
- Four (4) copies of the Plat of Survey
Estimated review time of six (6) business days

To pick-up:

- Permit fee—payable by check, cash or credit card
- A fully refundable cash bond for residential or commercial additions per the adopted Schedule of Fees
- Township/County Hwy Entrance Permit
- Notarized letter stating utilities are or will be shut off
- Well sealing affidavit approved by the DuPage County Health Department
- Contractors to be registered with the County
- An asbestos affidavit signed and notarized by the property owner
- Additional items may be required

Application, Owner Authorization & Trust Disclosure forms can be downloaded from our web site