

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 Du Page County Zoning Ordinance or contact the Zoning Staff at 630.407.6700



DUPAGE COUNTY

Building & Zoning Department
421 N County Farm Road
Wheaton IL 60187

Phone: 630-407-6700

Fax: 630-407-6702

E-mail:

BuildingandZoning@dupageco.org

Web site: www.dupageco.org/building

DUPAGE COUNTY

ACCESSORY STRUCTURES



DETACHED GARAGES
DECKS
DRIVEWAYS
GAZEBOS
GENERATORS
LAWN SPRINKLERS
PATIOS
SCREENED PORCHES
SHEDS

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

Building Division

Building Requirements

To apply: (must be submitted in person)

- 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 submittal)
 - 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, two (2) copies of the generator specifications
- *Sheds (150 square feet or less require no construction plans)



Estimated review time of
eight (8) to fifteen (15) business days

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

To pick-up:

- Permit fee— payable by check, cash or credit card (Visa or Master Card only)
- A fully refundable cash bond per our adopted Schedule of Fees

- Township/County Hwy Entrance Permit



A requirement for irrigation systems on properties having a well: An RPZ assembly shall be permanently installed and not removed in the winter inside an enclosure. Look at the information on line regarding lawn irrigation requirements for further information on the code.

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

www.dupageco.org/building

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

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

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

- Rear: Must be a minimum of 3ft 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 1ft from all property lines
5. Circular or horseshoe type driveways must be a minimum of 1ft from all property lines and must lead to an enclosed or open parking space

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

Deck: Must be a minimum of 15ft from the rear property line

Gazebo: Must be a minimum of 10ft 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 the other side)