

# 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), please consult the**

**DuPage 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](mailto:BuildingandZoning@dupageco.org)**

**Web site: [www.dupageco.org/building](http://www.dupageco.org/building)**

**DUPAGE COUNTY**

**RESIDENTIAL**

**NEW BUILDINGS  
AND  
ADDITIONS**

**Building Division**



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

## New Residential Buildings/Additions

### *To apply: (must be submitted in person)*

- 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 submittal)
- Two (2) copies of construction plans (do not require plans to be architecturally stamped) and cut sheets for all windows, doors, heating and air conditioning meeting the Illinois Energy Efficient Building Code. Two (2) copies of compliance documentation (RES check or equivalent & Manual J for HVAC). Three (3) copies of elevator specifications if applicable.



- 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'; 20'; 30'; 40' or 50')

Estimated review time—fifteen (15) business days

### *To pick-up:*

- Permit fee—payable by check, cash or credit card (Visa or Master Card only)
- A fully refundable cash bond for residential 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 if on well and/or septic
- All contractors registered with the County
- Additional items may be required
- Form from Fire District regarding fire sprinkler requirements

