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## 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*

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### 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

**Interior/  
Exterior  
Alterations &  
Fireplaces**



### Building 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: (MUST BE SUBMITTED IN PERSON)

- 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 submittal)
- 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
- Provide two (2) copies of compliance documentation as well as cut sheets for all installed systems as required by the Illinois Energy Efficient Building Code including [all window replacements](#)

### TO PICK-UP:

- Permit fee-payable by check, cash or credit card (Visa or Master Card only)
- A fully refundable cash bond per the Schedule of Fees
- Notarized letter of intent from plumber if applicable
- Additional items may be required
- Form from Fire District regarding fire sprinkler requirements

## 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. A tight fitting damper is required for wood burning fireplaces.



**\*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

