



GARAGES / ACCESSORY STRUCTURES / SHEDS

This information sheet provides an overview of the permitting requirements and regulations for garages, sheds, and other accessory buildings on residential and commercial properties. These structures serve a variety of purposes, including storage, workspace, and vehicle shelter, and must comply with local zoning codes, size and height limits, and setback requirements. Before construction or installation, property owners and contractors should review the following guidelines to ensure all proposed accessory structures meet applicable code requirements and do not create safety issues or encroach on property lines.

Application Fees

Garages/Accessory Structures: Permit fee \$85.00,
plus \$0.36 / Sq. Ft.

Sheds, less than 100 Sq. Ft.: Permit fee \$65.00

Submittal Requirement

☐ A plat of survey dated within the past 10 years
(Note: The City may have a survey plat on file. Please check before scheduling a new survey.)

☐ Building Permit Application

☐ Set of plans to scale.
(If larger than 11'x17', provide an electronic copy.)

Regulations

- Accessory structures, including garages and sheds, may not exceed the building envelope area of the principal structure.
- Concrete foundation required for structures greater than 100 Sq. Ft.

Building Setbacks & Impervious Coverage

Zoning Districts	Z-2	Z-3	Z-4
Street Setback	20 ft. min + principal building setback		40 ft. max, from rear property line
Side Setback	6 feet	3 feet	3 feet
Rear Setback	6 feet	3 feet	3 feet
Maximum building impervious coverage	50%	60%	90%

Each zoning district has maximum building impervious coverage, that includes all buildings, structures, walks, patios, driveways, etc.

Approved Materials

- Accessory buildings with dwelling units must match the architectural style and major building materials of the principal building.
- Accessory buildings without dwelling units visible from the public right-of-way must match the architectural style and major building materials of the principal building.
- Exterior façade allowed materials:
 - Vinyl siding is permitted for single and two-family dwellings only**
 - Brick masonry
 - Cement fiber siding
 - Wood siding/composite
 - Stone
 - Stucco (not EIFS or faux stucco)
 - Glass (not including spandrel or covered glass products that prohibit all light from entering the building).

Heights

- Accessory building heights may not exceed principal structure heights
- Maximum height 24-ft
- Height limits are also limited to a ratio based on the street type classification that the property is on.
 - Check with the city to confirm your street type.
 - Major/Minor Arterial Street Ratio:** 0.3:1
(Ex. Rawson Avenue, N./S. Chicago, 15th)
 - Collector Street Ratio:** 0.25:1
(Ex. 9th Avenue, Columbia Avenue)
 - Local Street Ratio:** 0.15:1
(majority of 1 & 2-family residential neighborhoods in the Z-2 and Z-3 districts)