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## ACCESSORY STRUCTURES

SHED, DETACHED GARAGE, GAZEBO, SCREEN ROOM, ETC.

### **Permit Submittal:**

- **Permit application.** Include estimated cost of construction.
- **Plat of survey.** Indicate the proposed location of the accessory structure include size, height, distances from property lines, house, and other accessory structures.
- **Plans.** One set of plans showing the construction of the structure: foundation, framing, materials used, etc. This can be drawings or installation instructions from the manufacturer or hand drawn (must be drawn to scale, clearly show all the work and be legible).
- **Homeowner's Association Authorization:** If applicable, provide a letter of approval from your HOA.
- **Fees.** The city will contact you when your permit is ready. Payment can be made online or in person. Cash, check, or credit/debit cards are accepted.

### **Construction Requirements:**

- Maximum of 2 accessory buildings allowed on a single-family lot, maximum 1 detached garage.
- Total sq. ft. of all buildings allowed is 1,000-sq. ft.
- Maximum coverage of required rear yard is 35%.
- Any accessory building that is:
  - Less than 200-sq. ft. and which does not contain/store a vehicle or trailer used for transportation, an overhead door is permitted and connection to public right of way is not required.
  - 200-sq. ft. and greater that includes an overhead garage door MUST be connected to public right of way by means of a minimum 9-foot-wide paved driveway.
  - 500-sq. ft. and greater is required to use the same building materials and colors as the principal structure
  - 600-sq. ft. and greater is required to have foundation to below frost per code.
  - Maximum 1-Story.
- All accessory buildings must have minimum of 2 ground anchors located at opposite diagonal corners.
- Detached Garage Accessory building minimum 12-foot-wide x 20-foot-deep, maximum of 1,000-sq. ft. Door opening minimum 9-foot-wide x 7-foot-high. Minimum 9-foot-wide paved driveway connection to driveway or public right of way is required.
- NO ACCESSORY BUILDING ALLOWED IN ANY EASEMENT.
- Accessory buildings are not allowed in the required side yard setback per the zoning of the property. Setback requirement varies in accordance with sq. ft. of the structure. In no case shall an accessory structure be placed closer than 3-feet to a property line.
- Accessory buildings less than 100-sq. ft. and less than 10-feet in height may be placed next to the principal structure, or another accessory structure.
- Accessory buildings 100-sq. ft. or greater require minimum 10-foot clearance from any other structures and required distance increases in accordance with sq. ft. of the accessory building.

**Reminder:**

- State Law requires the actual person doing the digging to contact J.U.L.I.E. for location of underground utilities 48 hours before starting to dig. Call 800-892-0123 or 811.

**Inspections:**

- 24-hour notice is required when scheduling inspections. Call 815-363-2170 to schedule.
- Inspections are schedule Monday-Friday, 9am – noon or 1pm - 4pm
  - A list of required inspections will be attached to the approved plans.

***Please note the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 363-2170 or [ced@cityofmchenry.org](mailto:ced@cityofmchenry.org)***