

# SHEDS



*This handout is for informational purposes only it should not be viewed as comprehensive. The provisions of the City's adopted codes prevail.*

## **Document Submittal List**

- Permit application.
- One copy of a recent plat of survey (to scale) with location and dimensions of existing and proposed structures, easements, and utilities indicated on the plat.
- Building plan and elevation drawings with all dimensions and a materials list of the proposed structure.
- Copy of signed contract (not required if all work performed by homeowner)

**Failure to provide any of the above documents may result in processing delays.**

## **General Information and Fees**

1. A permit is required to construct all sheds over 50 square feet.
2. The application review period usually averages three weeks. The applicant will be contacted via email when the permit is ready for issuance and payment.
3. If work commences prior to permit issuance, the building permit fee shall be doubled.
4. A list of required inspections is provided on the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#) .
5. A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
6. Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
7. It is the homeowner/contractor's responsibility to have underground utilities located not less than 48 hours before digging commences by calling J.U.L.I.E (811).
8. Fees: \$125.00
9. Approved construction documents shall be available on site.
10. Any changes to the approved plans must be submitted to the Building Department in writing for review and approval prior to construction.

## **Engineering Requirements**

The City of Warrenton adopted the [DuPage County Stormwater and Floodplain Ordinance](#) and administers its requirements in the review of permits. The requirements below may apply to your permit and a [Stormwater Management Certification Application](#) may be required.

- If 2,500 square feet or more of net new impervious area has been constructed on your property since 2013, a Post Construction Best Management Practice for stormwater (examples include dry wells, rain gardens, bioswales) will most likely need to be installed as part of your project.
  - A licensed professional engineer/land surveyor or other design professional may be required to create a site plan and BMP design.
  - An as-built plan/final survey may also be required as part of the project.
- If your property contains **floodway, floodplain, wetlands or buffers**, contact engineering staff for requirements at The Community Development Department 630-393-3050.

## **Zoning Regulations**

1. Sheds are not permitted in any type of easement.
2. Maximum height of shed:

On Lots less than 18,000 sf.	23 feet*
On Lots 18,000 sf. – 40,000 sf.	24 feet*
On Lots greater than 40,000 sf.	27 feet
In R-6 Districts	18 feet

\*Maximum eave height shall not exceed ten feet. The eave height is the vertical dimension between finished grade and the top of the lowest edge of the roof.

3. Sheds shall not exceed 20% of the required rear yard. This 20% is cumulative for all accessory structures in the rear yard excluding areas occupied by patios, decks, and swimming pools. Accessory structures shall not exceed 40% of the actual rear yard area between the back of the house and the rear property line.
4. A shed shall be separated not less than eight feet from the principal building and not less than six feet from other accessory buildings. Exception: sheds less than 120 square feet in area placed on the side of a detached garage, facing interior or rear yards, in which case the building separation may be reduced to zero feet.
5. Sheds must be located outside the required front yard, interior side yard, and corner side yard building setbacks. [See Table 4A: Residential District Requirements](#) for required yard regulations. Planned Unit Developments such as SummerLakes, Herrick Woods, Edgebrook, etc. have specific yard requirements. Do not hesitate to contact Community Development Department staff for these requirements.

6. Maximum ground floor area of any shed and cumulative for all accessory buildings on the property in Residential Districts shall not exceed:

On Lots up to 18,000 sf.	650 sf.
On Lots 18,000–40,000 sf.	825 sf.
On Lots greater than 40,000 sf.	2.5% of the lot size, up to a maximum size of 2,000 sf.

7. Sheds are subject to the maximum lot coverage requirements.

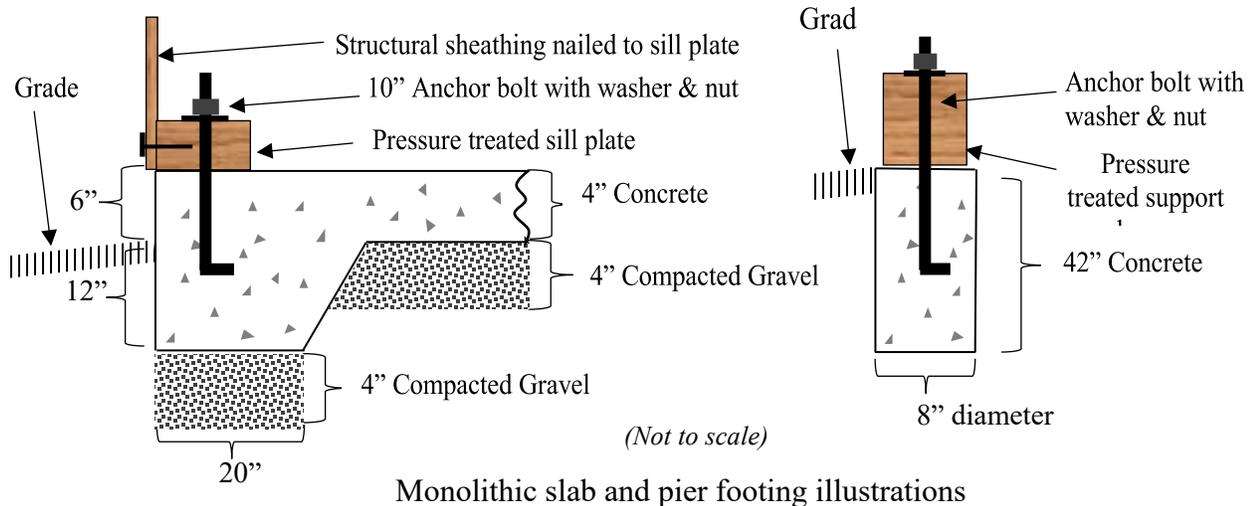
Lot size	Maximum Lot coverage, whichever is greater
>= 30,000 sf.	28% or 9,599 sq. ft.
>= 14,000 sf. and < 30,000 sf.	32% or 5,039 sq. ft.
>= 10,000 sf. and < 14,000 sf.	36% or 3,999 sq. ft.
>= 7,000 sf. and < 10,000 sf.	40% or 3,080 sq. ft.
< 7,000 sf.	44% without limitation on the number of sq. ft.

Lot coverage measures the cumulative ground coverage of all non-permeable surfaces on a lot (driveways, house, shed, patio, deck, etc.) Planned Unit Developments and subdivisions may have specific lot coverage requirements.

8. Maximum cumulative number of accessory buildings on lot is two. **No more than one shed is permitted on any property.**

## **Construction Requirements**

1. All sheds must be anchored to the earth to resist wind up lift or overturn.
2. Sheds less than 400 square feet may be constructed on pier footings (pictured below) provided the concrete is no less than 42 inches below the undisturbed earth.
3. Sheds less than 400 square feet may also be anchored with helical screw in type earth anchors. Anchors shall be placed on opposite corners, no less than two anchors total.
4. Footings for sheds 400 square foot up to 600 square feet may be constructed as follows:
  - a. The bottom of the concrete monolithic slab footing shall be not less than 18 inches below the finished grade.
  - b. Four inches of compacted gravel shall be placed at the bottom of the footings.
  - c. Monolithic concrete slabs shall be poured over four inches of compacted gravel.
  - d. Ten-inch anchor bolts placed seven inches into the concrete shall be spaced a maximum of six feet apart and shall be installed before concrete solidifies. Each wall section requires at least two anchors.



5. Accessory structures greater than 600 square feet require a 42-inch-deep footing and concrete foundation stem wall.
6. A pressure treated or other rot resistant sill plate is required to be attached with anchors.
7. The maximum spacing of wall studs in a single-story shed is 24 inches.
8. Rafters and joists shall be fastened to the top plate of the wall with two 16d box nails toe nailed on one side of the rafter/joist and one 16d box nail toe nailed on the opposite side of the rafter/joist.
9. Rafter ties are required and shall be a minimum of 2"x 4" with spacing of 4' on-center.
10. Truss systems shall be attached to the wall per the manufacturer's instructions.
11. A minimum 7/16-inch-thick sheathing is required for roofs.
12. Roof sheathing panels shall be staggered and fastened to framing with 8d common nails spaced every six inches on the edges and every 12 inches to the intermediate supports.
13. Any cutting of brick, stone, and/or concrete must be done using the "wet-saw" method, or under the protection of an enclosed tent that completely contains the airborne particulates produced by cutting.
14. Approved construction documents shall always be available on site.
15. Alterations to the approved plans must be submitted to the Building Department in writing for review and approval prior to construction. Where conflicts between this guide and the code may occur, the provisions of the code shall prevail.