



ECONOMIC DEVELOPMENT DEPARTMENT
ROUND LAKE BEACH ILLINOIS
1937 MUNICIPAL WAY ♦ ROUND LAKE BEACH ♦ ILLINOIS 60073
TEL: (847) 546 - 2351 FAX: (847) 201 - 7229

GUIDELINES FOR ACCESSORY STRUCTURES
CARPORTS/SHEDS/PLAYHOUSES

PLAN SUBMITTAL REQUIREMENTS (DRAWING REQUIREMENTS) *Submit 2 Copies

- ✓ Indicate proposed Accessory Structure location on a copy of the Plat of Survey showing overall size and distances from the lot lines, main building and setback distances.
- ✓ Show pier/foundation information including- location, depth, sizes and dimensions.
- ✓ Show size, spacing, and spans of all studs, posts, headers/beams, joists, rafters/trusses and decking.
- ✓ Show details of all connections and methods of fastening.

REQUIRED INSPECTIONS

- All inspections require 24 hour advance notice
- Contact JULIE before you dig, dial 811 or 1-800-892-0123
- **Post Hole/Footing/Monolithic Pour Inspection (Prior to pouring concrete)**
- **Underground Electric (As Applicable)**
- **Rough- Framing/Electric (As Applicable)**
- **Final- Framing/Electric (When all work is complete)**

GENERAL INFORMATION FOR EACH ACCESSORY STRUCTURE:

- An accessory structure shall require a permit if the gross floor area exceeds 100 square feet or the structure is supported by a permanent foundation. [Zoning 215.1, 2]
- A shed shall not exceed 150 square feet. [Zoning 215.1, 2]
- A playhouse shall not exceed 100 square feet. [Zoning 215.1, 3]
- Limited to one per zoning lot. [Zoning 215.1]
- Shall be setback at least five feet (5') from both side and rear lot lines and shall not be located in easements. [Zoning 215.3]
- Shall be setback at least ten feet (10') from the main building or other Accessory Structures. [Zoning 215.3]
- Height is limited to 15' or 3/4 of the primary structure height, whichever is greater. [Zoning 215.1, 2]
- Not permitted in any front yard unless specifically noted. [Zoning 215.4]
- If located in a floodplain, structure shall comply with the stormwater ordinance. [Title 9, Chapter 4, Section 9-4-5]
- Permit Duration: 6 months; must have inspection within 90 days. [Title 8 Building Regulations, Chapter 1 Building Code, Section 105.5]

CARPORT

Not to exceed 200 square feet in area and ten feet (10') in width.