



**Detached Accessory
Structure (Shed, Garages, Gazebos, etc.) Requirements
For 1 and 2 family dwellings
Village of Gurnee
Building & Safety Division**



1. **SUBMIT A BUILDING PERMIT APPLICATION.**
2. **INCLUDE THE FOLLOWING WITH YOUR SUBMITTAL:** Legal Plat of Survey - indicate on the plat where the structure is to be located. Include the setbacks from the house, side and rear lot lines. (See attached copy of the Zoning Ordinance requirements). **NOTE: STRUCTURES CANNOT BE PLACED IN A DRAINAGE EASEMENT. STRUCTURES WITHIN A UTILITY EASEMENT MUST BE MAINTAINED AS "MOVEABLE."**
3. **PLANS:**
Illinois licensed architect or structural engineer signed and sealed plans will be required for detached accessory structures (sheds, garages, gazebos, etc.) if any of the following conditions exist:
 - The accessory structure has an eave height of 10-feet or more above grade at any point;
 - The attic is served with fixed stairs;
 - The accessory structure includes a second story;
 - The design reflects concentrated loads or special loads at any point within its construction (column or I-beam installation, pier pads, etc.); or
 - Accessory structure is **greater than 600 square feet** in floor area for light frame construction or **greater than 400 square feet** in size for other than light frame construction. In addition, structures of this size must be constructed on a frost foundation system, as allowed by the 2012 IRC.
 - Detached accessory structures **less than or equal to 200 square feet** used as tool or storage sheds, playhouses and similar uses are not required to be designed by a licensed professional, nor are they required to be installed on a foundation system, unless as noted above. Provide a drawing/picture of the shed.
 - Detached accessory structures, which are **greater than 200 square feet, but less than 600 square feet**, shall be placed upon any foundation allowed by the 2012 IRC with the minimum dimensions reflected in the code. Requests for a building of this size require submittal of detailed construction prints.
4. **ONCE PERMIT IS APPROVED AND PAID FOR, VERIFY:**
 - A. J.U.L.I.E. has been contacted prior to digging (1-800-892-0123 or 811)
 - B. No changes have been made from the approved plans prior to installation
 - C. Work must commence within 180 days of issuance of permit
5. **INSPECTIONS**
Depending on the size of the shed, conditions as noted above, and type of foundation, various inspections are required. Below is a basic guideline:
 - A. Under 200 square feet without a foundation/piers – final inspection.
With a foundation or piers – footing and final.
 - B. Greater than 200 square feet, but less than 600 square feet – footing, framing, if concealed, and final.
 - C. Greater than 600 square feet – footing, framing and final.

**For questions or to schedule an inspection please call:
Village of Gurnee Building Safety Division
(847)599-7550**

- (1) Recreational facilities are exempt from the maximum footcandle requirements internal to the site, as described in Table 10-2. These uses are required to submit a lighting plan and must be approved as a special use. Recreational facilities must meet the requirements for maximum footcandles at the property line or apply for a variation if they are unable to meet those requirements.
- (2) Recreational facilities are exempt from the height requirements set forth in this section. Proposed pole heights will be reviewed and approved during the special use permit review process.

d. Temporary Uses

Certain temporary uses may be unable to meet the requirements of this section. When such temporary uses are permitted, approval of all lighting is required by the Zoning Administrator. The applicant for a temporary use permit may be required to submit a lighting plan as a part of the temporary use permit application (Section 16.4).

5. Prohibited Lighting

- a. Flickering or flashing lights are prohibited unless authorized in a lighting plan approved as a special use or planned unit development.
- b. Searchlights, laser source lights, or any similar high intensity light are prohibited.
- c. Mercury vapor lamps are prohibited.

6. Nonconforming Lighting

Luminaries legally installed prior to the effective date of this Ordinance, but which do not conform to the requirements and standards of this section are nonconforming site elements and subject to the standards of Section 17.4 (Nonconforming Site Elements).

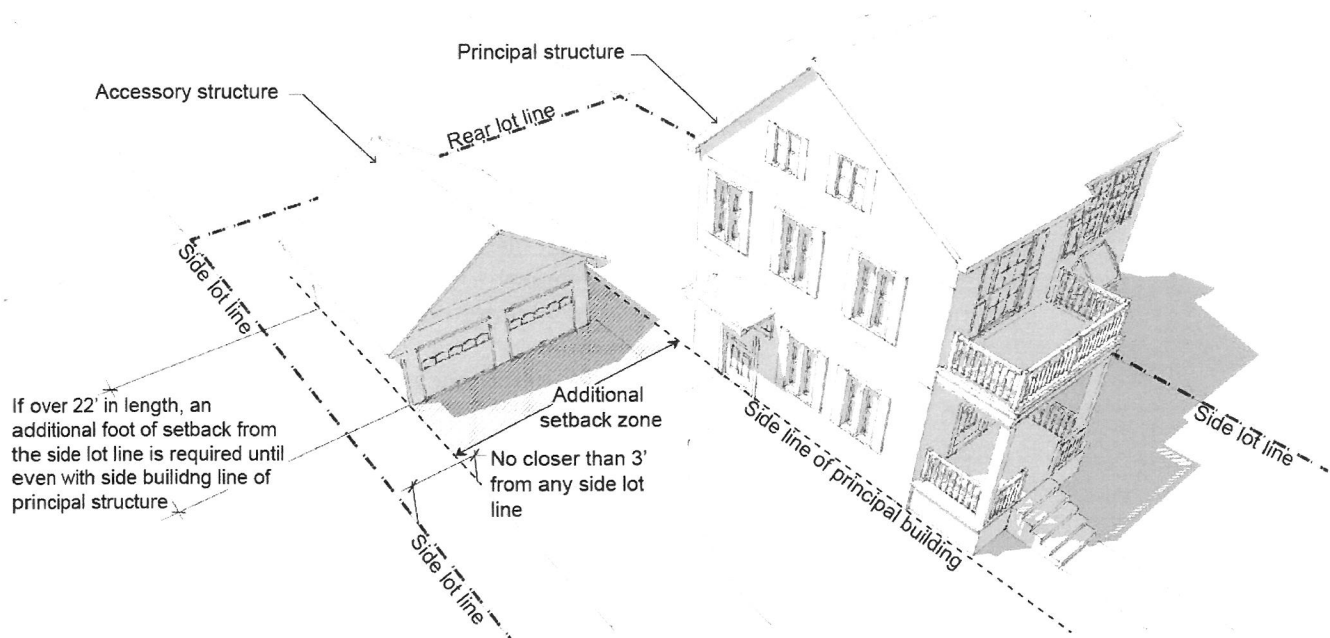
10.2 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and the requirements of Section 10.3 (Permitted Encroachments). Additional accessory structures not regulated in this section may be regulated in Section 10.3 (Permitted Encroachments).

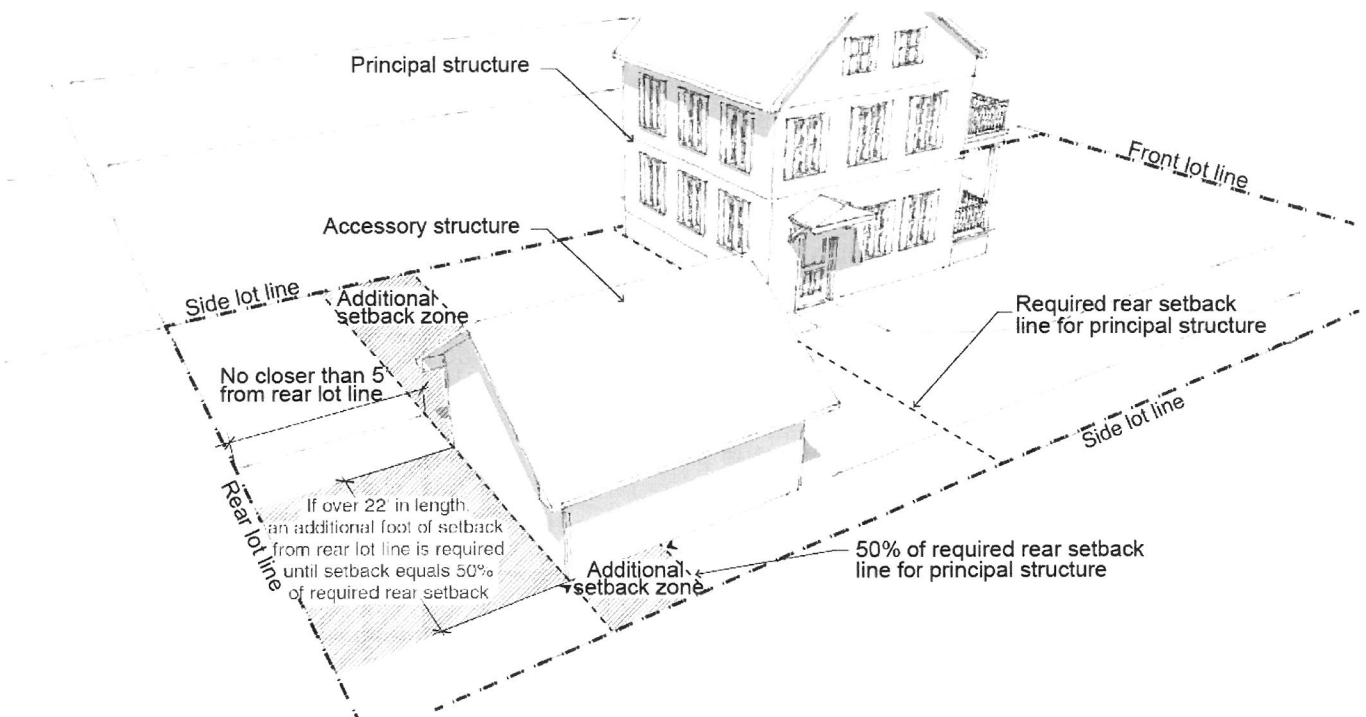
1. General Regulations for Accessory Structures

- a. All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section.
- b. No accessory structure may be constructed on a zoning lot prior to construction of the principal building to which it is accessory.

- c. A building permit is required for the construction of an accessory structure, unless specifically exempted by this Ordinance.
- d. Only those accessory structures permitted by this section and/or Section 10.3 (Permitted Encroachments) are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. Required setbacks are described in the district standards. The use of the term “yard” refers to the area between the building line and the lot line. The distinction is made because certain principal buildings may be set back further than required by district setback standards, thereby creating a yard larger than the minimum setback dimension. If a structure is permitted within a yard, it is permitted within the required setback subject to any additional limitations.
- e. Accessory structures may not occupy more than 40% of the yard area in which they are located.
- f. The cumulative footprint of all detached accessory structures may not exceed 75% of the footprint of the principal structure.
- g. The maximum peak height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. In no case shall the detached accessory structure peak height exceed the building height, as defined in Section 2.2.3, of the principal structure, except when the detached accessory structure is a wind turbine, amateur (HAM) radio antenna, or flagpole.
- h. No more than 3 permitted accessory structures over 25 sq ft (not including fences) may be located on any residentially zoned lot.
- i. Detached accessory structures must be located such distance from a lot line as follows, unless otherwise permitted or restricted by this Ordinance. This measurement does not include projections, such as eaves, from an accessory structure.
 - (1) A detached accessory structure must be located a minimum of three feet from any side lot line. In the residential districts, when the wall of a detached accessory structure that runs parallel to the side lot line exceeds 22 feet in length, an additional foot of setback from the side lot line is required for each foot of wall length over 22 feet until it is even with the side building line of the principal building.



- (2) A detached accessory structure must be located a minimum of five feet from the rear lot line. In the residential districts, when the wall of a detached accessory structure that runs parallel to the rear lot line exceeds 22 feet in length, an additional foot of setback from the rear lot line is required for each foot of wall length over 22 feet until such setback equals 50% of the required rear setback.



- (3) In the residential districts, when a detached accessory structure exceeds 15 feet in height, an additional foot of setback is required from the side and rear lot lines for each foot of height over 15 feet, subject to the maximum setbacks in 1 and 2 above.
- (4) A detached accessory structure must be located a minimum of five feet from the principal building. In the residential districts, when the wall of a detached accessory structure that runs parallel to the wall of the principal structure exceeds 20 feet in length, an additional foot of setback from the principal building is required for each foot of wall length over 20 feet.
- (5) In the residential districts, when a detached accessory structure is located in a reverse corner lot, the detached accessory structure in a rear yard must be located no closer to the corner side lot line than a distance equal to two-thirds the minimum front yard required by the lot located to the rear.
- (6) For through lots, no detached accessory structure, with the exception of a fence or wall constructed in accordance with this section, is permitted within the required rear yard. In the case where through lots are all facing the same way along a blockface, encroachment into the rear setback is permitted, so long as it does not exceed two-thirds of the rear setback depth.

2. Amateur (HAM) Radio Equipment

- a. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria as set forth in Section 10.4 (Environmental Performance Standards) are permitted only in the rear yard, and must be located a minimum of ten feet from any lot line. Towers are limited to the maximum building height of the applicable district plus an additional ten feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications and obtains a special use approval as required by this section.
- b. Antennas may be ground- or building-mounted and are limited to the maximum building height of the applicable district plus an additional ten feet, unless a taller antenna is technically necessary to engage successfully in amateur radio communications and obtains a special use approval as required by this section
- c. Every effort must be made to install antennas in locations that are not readily visible from adjacent residential lots or from the public right-of-way, excluding alleys.
- d. An antenna or tower that is proposed to exceed the height limitation requires a special use approval. The operator must provide evidence that a taller tower and/or antenna is necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna shall not prove a hazard and that it conforms to all applicable performance criteria of Section 10.4 (Environmental Performance Standards). As part of the application, the applicant must submit a site plan showing the proposed location of the tower and/or antenna, as well as its relation to the principal building and accessory structures.