

VILLAGE OF PEOTONE

BUILDING PERMIT

ACCESSORY BUILDING GUIDELINES FOR R-1, R-2 & R-3

In an effort to improve service to our residents, the Village is making information on building permits available in a downloadable format. Please select the information for your specific project.

PLEASE REMEMBER:

1. The Village contracts B&F Construction for our building permit review and inspections. The downloadable forms are provided to assist in preparing your application. We suggest you bring your completed downloaded form with you to shorten your time at the Village Hall.
2. Except for roofing, siding, or walks, exterior projects require submittal of a Plat of Survey. The Plat must be to scale and show all existing structures to scale. Proposed projects must be drawn to scale on the Plat. Do not mark on your original Plat of Survey. If you do not have extra copies, we will make one for you.
3. The nature or character of the project may require additional documentation.
4. All contractors must be registered with the Village. Roofers, plumbers, and lawn irrigation installers must provide proof of a valid Illinois state license.

Accessory buildings must be a minimum of five (5) feet from an interior rear lot line, five (5) feet from side lot line, and ten (10) feet from the foundation of the principal building. Accessory buildings may not intrude onto an easement and are only allowed in rear yards.

No accessory building shall be constructed or added onto without first obtaining a building permit. Accessory buildings must have an approved floor, concrete, wood, or other similar surface. All accessory buildings shall be built with a minimum four-inch (4") gravel base or manufactured floor kit of a moisture resistant nature and be built to avoid rodent or varmint infestation. All accessory buildings shall be anchored to avoid uplift from wind. Accessory buildings not framed on site over a concrete slab will be required to have at least two (2) attached ground anchors at opposite corners of the building.

Accessory Buildings in R-1, R-2 & R-3 may not exceed 120 square feet or 2% of the total lot square footage, whichever is greater. However, in no event shall an accessory shed exceed three hundred fifty (350) square feet regardless of the total lot square footage. For accessory buildings larger than three hundred fifty (350) square feet, see requirements for garages.

The accessory building height shall not exceed twelve (12) feet.

For guidelines on other residential districts or commercial or industrial districts refer to chapter 157.015 of the Village code.

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