



Accessory Structure

Accessory Structure Guidelines
Sheds, Garages, Additions

What to Submit

- * Completed application.
- * Plat of survey (3 copies)
- * Three (3) copies of a site plan showing the exact location of the new structure and setbacks to other structures and property lines
- * Two (2) sets of complete construction documents. Provide detailed measurements and a detail of the proposed material used.
- * **Provide:**
 - Footing detail
 - Foundation wall detail
 - Wall anchoring detail
 - Wall design
 - Roof design
 - HVAC design, if applicable
 - Electric layout, if applicable
 - Plumbing detail, if applicable
 - Drainage detail, if applicable

Applicable Codes

- *City of Prospect Heights Municipal Ordinances (<http://www.prospect-heights.il.us/>)
- *International Residential Code (www.iccsafe.org)
- *National Electric Code (www.nfpa.org)



Zoning Regulations

- *Location: When a side yard is required, no part of an accessory building or structure shall be located closer than five feet (5') to the side lot line along such side yard and within one hundred twenty feet (120') of the front lot line. When a rear yard is required, no part of an accessory building or structure shall be located closer than five feet (5') to the rear lot line or to those portions of the side lot line abutting such required rear yard.
- *Time of Construction: No accessory building or structure shall be constructed on any lot prior to the start of construction of the principal building to which it is an accessory.
- *Percentage of Required Rear Yard Occupied: The total area of all accessory buildings or structures shall not occupy more than twenty percent (20%) of the area of a required rear yard.
- *Height of Accessory Buildings in Required Rear Yards, Overall: No accessory building or structure or portion thereof located in a required rear yard shall exceed the height of the principal structure at its highest point. However, in no case shall the accessory building or structure exceed fifteen feet (15') at any point.
- *On Reversed Corner Lots: On a reversed corner lot in a residential district and within fifteen feet (15') of any adjacent property to the rear in a residential district, no accessory building or structure or portion thereof located in the required rear yard shall be closer to the side lot line abutting the street than a distance equal to at least the depth that would be required under this title for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory buildings or structure shall be located within five feet (5') of any part of a rear lot line which coincides with the side lot line, or portion thereof, of property in any residential district. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reverse corner lot which is adjacent to the street.

Rules & Restrictions

- * The structure cannot be larger than 15' tall from grade
- * No more than 3 accessory units are allowed on one lot
- Maximum footprint cannot be larger than 200'; R-1 & R-1A allows for an additional 200sf for each additional 10,000sf of a lot over 20,000
- Other(s) at 80sf for a total of 1,000sf, excludes 720sf garage

- * Minimum of a 4" concrete slab or 42" deep piers
- * No wire "screw" type anchors allowed

Inspections

- * Inspections are scheduled for A.M. or P.M. Monday through Friday with 24 hours advance notice at 847-398-6070 x 211
- Footing/foundation
- Rough inspections (if the structural wall, electric, and ceiling/roof are not concealed)
- *Final inspection required
- *Call J.U.L.I.E @ 800-892-0123 to locate underground lines

Department of Building & Zoning

**8 North Elmhurst Road
Prospect Heights Illinois,
60070-6070**

Office: 847/398-6070 x 211
Fax: 847/590-1854
<http://www.prospect-heights.il.us/>

I have read and reviewed these requirements. _____
Signature of Applicant Date