

VILLAGE OF OAKWOOD HILLS BUILDING DEPARTMENT

A QUICK REFERENCE FOR THE BUILDING OF ACCESSORY BUILDINGS (SHEDS)

FOR REFERENCE ONLY
SEE MUNICIPAL CODE FOR COMPLETE DETAILS

CONSTRUCTION REQUIREMENTS

SECTION R333 ACCESSORY STRUCTURES/USE

R333.1 Storage sheds. Except as allowed in R105.2, storage sheds shall be in accordance with this section. Storage sheds may be wood, masonry or plastic. Metal sheds may not be installed on any residential property in the Village. The siding and roof covering non-plastic sheds shall be similar or complimentary to those of the principal structure. All sheds shall be securely anchored either to a foundation or to the ground. Anchoring to the ground shall be accomplished by means of metal ground screws, concrete piers, or per manufacturer's directions.

R333.2 It shall be unlawful to build any garage, shed, or other accessory building before the main building is built, and no accessory building shall be used for residence purposes.

Exception: The conditions of R333.2 shall not apply in the event of there being two (or more) adjoining lots, with the same owner, and a residence is present on one of the lots and a deed restriction, signed by the owner(s) of the premises, is recorded for each lot in the Recorder of Deeds Office and with the Building Official stating that the said accessory building will be removed or demolished (and materials removed from the site) if either lot is sold separately.

Sheds must be securely anchored to the ground at all four (4) corners with approved anchors.

Sheds must be built on a weather-resistant base (pressure treated lumber, concrete, etc.)

Existing grade should not be altered. Excavated spoils will need to be removed from site.

Sheds can not be constructed over a septic system.

The highest point of the shed must be at least ten (10) feet below all overhead electric wires.

Exterior wood surfaces must be painted.

ZONING REQUIREMENTS

10-103 (F). Accessory Buildings in Residential Districts. Not more than one detached garage and one other accessory building may be located on any residential zoning lot; accessory buildings shall comply with the following standards:

1. All accessory structures shall be located in the rear yard.
2. No accessory structure may be located in any easement
3. Minimum separation of accessory structure from principal building 5 feet.

4. A detached garage may be placed in a side yard provided it meets the principal buildings set back requirements.
5. A detached garage shall be minimum 10 feet from principal structure.
6. Living quarters shall not be permitted within an Accessory Structure
7. Minimum rear set back:
 - a. Lake lot – 15 feet from high water line.
 - b. Double frontage lot – 20 feet
 - c. Other lots – 5 feet
8. Minimum side yard set back
 - a. Corner lot same as principal building
 - b. All other lots - 3 feet

10-105.3. Lot or Parcel Bulk Requirements.

Accessory building height: Located within 50 feet of the lake high water line - 10 feet; Garage - 16 feet; Other - 12 feet

Maximum lot coverage for accessory building: Located within 50 feet of lake high water line - 65 square feet; Garage - 850 square feet; Other - 150 square feet.

INSPECTION REQUIREMENTS

1. When the pier holes are dug (prior to placing concrete)
2. Rough framing
3. Final inspection upon completion of shed.

TO APPLY FOR A PERMIT

1. Complete permit application
2. Submit 2 copies of a scaled ($\frac{1}{4}'' = 1'$) drawing with information showing size, construction and installation of the shed including foundation detail, framing members and siding. If a kit is being used, submit a brochure. Provide a detail of how the shed will be anchored to the ground.
3. Submit 2 copies of plat of survey and indicate the location of the shed and distance to property lines.
4. Submit 2 copies of septic system plan and indicate on the septic plan the location of the proposed shed.
5. Copy of proposal from contractor.
6. All contractors must be bonded with the Village for \$10,000

Call J.U.L.I.E. at 800-892-0123 or contact them at illinois1call.com for utility locations and before digging.

The above is provided for general information purposes only and shall not be construed as total compliance with any or all Codes and Ordinances of the Village of Oakwood Hills. Always consult the Codes or Ordinances for accurate information

(Rev. 2/2023)