



**United City of Yorkville**  
**Department of Building and Zoning**  
**800 Game Farm Road**  
**Yorkville, Illinois, 60560**  
**Telephone: 630-553-8545**

**SHEDS AND ACCESSORY STRUCTURES**

2009 International Residential Code  
Illinois State Plumbing Code  
2008 National Electric Code

The Building Department does not review shed and accessory structure placement for compliance with subdivision covenant requirements. You should contact your Home Owners Association for specific restrictions.

Structures less than 100 square feet do not require permit.

**SUBMIT THE FOLLOWING TO OBTAIN A PERMIT**

1. Permit Application
2. Calculate Lot Coverage. *See Lot Coverage TABLE 10*  
**LOT COVERAGE:** The area of a zoning lot occupied by the principal building or buildings, accessory buildings and all other impervious areas such as driveways, roads, sidewalks, parking lots and structures, and any area of concrete asphalt.
3. Construction plans, including dimensions of structure
4. Plat of Survey showing placement of structure

Call JULIE for assistance in locating utilities at 811, 24 hours a day.

**ONCE YOUR PERMIT IS ISSUED**

It is your responsibility to schedule inspections. Please schedule inspections 1 business day in advance.

*Inspections must be scheduled 1 business day in advance 630-553-8545.*

## LOT COVERAGE

TABLE 10.07.01  
DIMENSIONAL AND BULK REQUIREMENTS

Zone	Zoning District	Max. Density	Min. Lot Size	Min. Lot Width	Max. Lot Coverage	Setbacks				Max. Building Height	Dwelling Unit Max. Height	Religious Institution Max. Height	FAR
						Min. Front	Min. Side*	Transitional Yard	Min. Rear				
A-1	Agricultural	-	-	-	-	100' <sup>1</sup>	50'	-	-	80' (100' for silos)	30'	45' structure s/ 75' steeple <sup>6</sup>	-
OS	Open space	-	-	-	-	30'	10'	-	20'	80' (6 stories)	-	-	-
E-1	Estate residential	1 dwelling unit/acre	1 acre	200'	30%	50'	50'	-	40'	40' (3 stories)	40' (3 stories)	45' structure s/ 75' steeple <sup>6</sup>	-
R-1	Suburban residential	-	18,000 sq. ft.	100'	25%	40'	15' (40')	-	50'	30' (2.5 stories)	30' (2.5 stories)	45' structure s/ 75' steeple <sup>6</sup>	-
R-2	Traditional	3.0	12,000	80' <sup>2</sup>	20%	30'	10'	-	40'	30' (2.5)	30' (2.5)	45'	-

## LOT COVERAGE

	residential	dwelling units/acre <sup>2</sup>	0 sq. ft. <sup>2</sup>				(30')			stories)	stories)	structures/ 75' steeple <sup>6</sup>	
R-2D	Duplex	4.8 dwelling units/acre <sup>3</sup>	15,000 sq. ft. <sup>3</sup>	100' <sup>3</sup>	30%	30'	10' (30')	-	30'	30' (2.5 stories)	(2.5 stories)	45' structures/ 75' steeple <sup>6</sup>	-
R-3	Multi-family residential	5 dwelling units/acre (max. 6 units per building) <sup>4</sup>	9,000 sq. ft. <sup>4</sup>	70' (90' for attached units) <sup>5</sup>	30%	30'	10' (20')	-	30'	80' (6 stories)	30' (2.5 stories)	45' structures/ 75' steeple <sup>6</sup>	-
R-4	General multi-family	8 dwelling units/acre	15,000 sq. ft. <sup>4</sup>	70' (90' for attached units)	30%	30'	12' or 60% of building height (20')	-	40'	80' (6 stories)	40' (3 stories)	45' structures/ 75' steeple <sup>6</sup>	-
O	Office	-	20,000 sq. ft.	-	50%	30'	10' (20')	-	20'	80' (6 stories)	-	45' structures/ 75' steeple <sup>6</sup>	-

## LOT COVERAGE

B-1	Local business	-	10,000 sq. ft.	-	50%	30'	20'	20' <sup>8</sup>	20'	80' (6 stories)	-	45' structure s/ 75' steeple <sup>6</sup>	-
B-2	Retail commerce business	-	10,000 sq. ft.	-	80%	0'	20' (30')	30' <sup>8</sup>	20'	80' (6 stories)	-	45' structure s/ 75' steeple <sup>6</sup>	-
B-3	General business	-	10,000 sq. ft.	-	50%	50'	20' (30') <sup>7</sup>	30' <sup>8</sup>	20'	80' (6 stories)	-	45' structure s/ 75' steeple <sup>6</sup>	-
B-4	Service business	-	10,000 sq. ft.	-	50%	50'	20' (30')		20'	80' (6 stories)	-	45' structure s/ 75' steeple <sup>6</sup>	-
M-1	Limited manufacturing	-	-	-	60%	25'	Min. 10% of lot and max. 20'		-	-	-	45' structure s/ 75' steeple <sup>6</sup>	0.8 max.
M-2	General	-	-	-	60%	25'	Min.		-	-	-	45'	0.8

## LOT COVERAGE

	manufacturing						10% of lot and max. 20'					structures/75' steeple <sup>6</sup>	5 max.
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**Notes:**

\* Dimensions within ( ) = requirement for side yards adjoining a street. (Note: For special uses refer to section [10-4-9](#) of this title.)

1. 200 feet along Illinois Routes 34, 47, 71 and 126.
2. Lots with private wells and/or private sewage minimum 1 acre and 125 foot width. Density shall not exceed 1 dwelling unit per acre on lots with private wells and/or private sewage treatment facilities.
3. Lots with private wells and/or private sewage minimum 1.5 acres and 150 foot width. Density shall not exceed 1.3 dwelling units per acre on lots with private wells and/or private sewage treatment facilities.
4. Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100 foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.
5. Minimum building separations in the R-3 as follows:

Side to side	=	20 feet		Front to side	=	50 feet
Side to rear	=	40 feet		Front to front	=	50 feet
Rear to rear	=	60 feet		Rear to front	=	100 feet

6. Steeple or apex of the highest point of a rooftop feature.
7. Parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.
8. A transitional yard shall be maintained only when the adjoining use is a residential district zoned R-1 suburban or R-2 traditional residential.

(Ord. 2014-73, 11-25-2014)