



Village of Round Lake Beach  
1937 Municipal Way, Round Lake Beach, IL 60073  
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## ***ACCESSORY STRUCTURES - SHEDS, CARPORTS, PLAYHOUSES***

### **Residential Permit Application Review Guidelines**

#### **SPECIFICATIONS TO INCLUDE IN PLANS/DRAWINGS – 3 COPIES REQUIRED**

1. Indicate proposed accessory structure location on a copy of the Plat of Survey detailing overall size and distances from the lot lines, main building and setback distances.
2. Show pier/foundation information including location, depth, sizes and dimensions.
3. Show size, spacing and spans of all studs, posts, headers/beams, joists, rafters/trusses and decking.
4. Show details of all connections and methods of fastening.

#### **REQUIRED INSPECTIONS**

1. Post-Hole/Foundation (not required for pre-fab projects) – schedule PRIOR to pouring concrete
  2. Rough Framing
  3. Rough Electric (if applicable)
  4. Final Electric (if applicable)
  5. Final – scheduled after ALL work is complete
- **Contact JULIE before you dig by calling 811 or 1-800-892-0123**

#### **GENERAL REQUIREMENTS**

*Reference Zoning Code Section 215 unless otherwise noted.*

1. A permit is required if the gross floor area exceeds 100sf or if supported by a permanent foundation.
2. Size Limits:
  - a. A shed shall not exceed 150 sf in area.
  - b. A playhouse shall not exceed 100 sf in area.
  - c. A carport shall not exceed 200 sf in area and 10 ft in width.
3. Location Limits:
  - a. Structures may not be located in any front yard.
  - b. If located in a flood plain, structure shall comply with the stormwater ordinance. (*Title 9, Chapter 4, Section 9-4-5*)
4. Quantity Limits:
  - a. There may be only one garage OR carport per lot.
  - b. There may be only one shed per lot.
5. Setback & Height Requirements:
  - a. Structure shall be set back at least 5 ft from both side and rear lot lines and shall not be located in easements.
  - b. Structure shall be set back at least 10 ft from the main building or other structures
  - c. Height is limited to 15 ft or 75% of the primary structure height, whichever is greater.