



RESIDENTIAL SHEDS (UNDER 200SF) INFORMATION PACKET

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- Copy of Plat of Survey with location of Shed shown and distances from the lot lines marked
- Shed Anchorage sheet

SITE PLAN REQUIREMENTS:

THE CURRENT PLAT OF SURVEY MUST INCLUDE THE FOLLOWING:

- A legible copy that includes the legal description, the surveyor's name and date of survey.
- Proposed new construction must be drawn to scale, include exterior dimensions and indicate the distance from shed to the property lines
- Location of existing well and septic system must be shown.
- The Plat of Survey must be separate from any building plans.
- Plat of Survey must include all existing buildings, driveways, improvements and easements

* For parcels located in a flood plain, contact the Water Resources Department for additional requirements *

BUILDING & ZONING SETBACK RULES & REGULATIONS FOR SHEDS UNDER 200 SF:

ZONING RESTRICTIONS:

1. Not more than (2) detached buildings accessory to a residence are permitted.
2. On lots of (2) acres or less, the detached accessory buildings or structures shall not exceed a combined total of (900) square feet in total floor area under roof.
3. On lots greater than (2) acres, but less than (5) acres, the detached buildings or structures shall not exceed a combined total of (1,800) square feet in total floor area under roof.
4. No accessory or incidental building or structure may be constructed on any lot prior to the time of construction of the principal building to which it is an accessory.
5. Agricultural animals must be housed and yarded no closer than (100) feet from any residence other than that of the owner or user of the property.

SETBACKS:

1. Distance required from any road right-of-way is (35) feet unless stipulated greater on zoning map or recorded plat.
2. Distance required from side and back lot line is (10) feet and (3) feet from any easement.
3. Lots of (50) feet or less in width require a distance from side lot lines of (5) feet.
4. If Accessory building is placed back on lot (75) feet or more from the front property line (road right-of-way line), the side and back lot line setback is reduced to a minimum of (3) feet. If there is an easement, a (3) foot distance from the easement is required.

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
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ACCESSORY STRUCTURE ANCHORAGE GUIDE

(Note: These details are not intended to "storm proof" the structure)

All structures, without concrete foundation systems, shall be anchored to the ground. Anchors must be permanently attached to the main frame of the structure and so designed and installed to prevent self-disconnection.

