

# COUNTY OF KANE

DEVELOPMENT DEPARTMENT  
Building and Community Services Division  
Mark D. VanKerkhoff, AIA Director



County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3485  
Fax: (630) 232-3411  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

## RESIDENTIAL SHEDS LESS THAN 200 SF INFORMATION PACKET

**THIS PACKET CONTAINS INFORMATION REGARDING ITEMS THAT NEED TO BE SUBMITTED  
AT THE TIME OF APPLICATION FOR A NEW RESIDENTIAL SHED LESS THAN 200 SF  
AND OTHER RELATED INFORMATION**

### REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- (no plans required for sheds less than 200 SF)
- 3 copies of a survey or site plan drawn to scale - no larger than 11x17
- \$50 permit fee – paid by cash or check

### ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

- Site Plan Requirements
- Building and Zoning Rules and Regulations
- Shed Anchorage Requirements

# COUNTY OF KANE

DEVELOPMENT DEPARTMENT  
Building and Community Services Division  
Mark D. VanKerkhoff, AIA Director



County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3485  
Fax: (630) 232-3411  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

## RESIDENTIAL SITE PLAN REQUIREMENTS

### THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION OR SITE PLAN DRAWN TO SCALE

- Required with application for permits for any new construction and additions on parcels 5.0 acres or less. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of survey must be a complete legible copy that includes the legal description as well as the surveyor's name and date of survey. A site plan drawn to scale or a reproduction of a plat of survey is acceptable if it includes the surveyor's name, date of survey and includes all easements and other information from the original plat of survey.
- Site Plan must include all existing buildings, driveways, improvements and easements.\*\*
- Proposed new construction must be drawn on the Site Plan to scale, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be indicated, if applicable.
- The size of the copies can be no larger than 11x17 paper size. If the site plan must be reduced to meet this requirement it must be reduced to scale with the new reduced scale indicated. The site plan copies must be separate from any building plans.

### THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION, SITE PLAN DRAWN TO SCALE OR SITE PLAN FORM\*

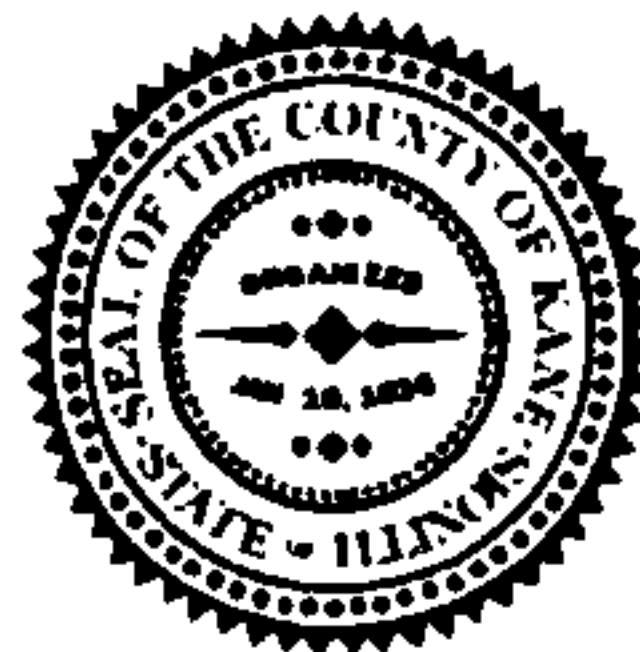
- Required with application for permits for new construction and additions on parcels larger than 5 acres. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of Survey, Site Plan or Site Plan Form must include all existing buildings, driveways, improvements and easements.\*\*
- Proposed new construction must be drawn on the Plat of Survey, Site Plan or Site Plan Form, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be indicated, if applicable.
- The size of the copies can be no larger than 11x17 paper size. If the plat of survey must be reduced to meet this requirement it must be reduced to scale with the new reduced scale indicated. The site plan copies must be separate from any building plans.

\* Site Plan Forms are available at the Building & Community Services Division.

\*\* For parcels that contain any areas in a flood plain, contact Water Resources Department for additional requirements.

# COUNTY OF KANE

DEVELOPMENT DEPARTMENT  
Building and Community Services Division  
Mark D. VanKerkhoff, AIA Director



County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3485  
Fax: (630) 232-3411.  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

## BUILDING AND ZONING SETBACKS AND REGULATIONS

### **A. NEW SINGLE FAMILY RESIDENCES – SETBACKS**

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat. Some exceptions may exist in older neighborhoods.
2. Distance required from side and back lot lines is ten (10) feet and three (3) feet from any easement. Lots of record of fifty (50) feet or less in width: Distance required from side lot lines is five (5) feet.

### **B. ADDITIONS TO SINGLE FAMILY RESIDENCES**

1. Lot line setbacks apply as stated above.
2. Distance from septic field – ten (10) feet. Distance from septic tank – five (5) feet.

### **C. DECKS**

1. Decks and Patios not over three (3) feet above grade and not roofed over may encroach into a setback area, but must stay three (3) feet from any easement.

### **D. INGROUND POOLS/ABOVE GROUND POOLS**

1. Lot line setbacks apply as stated in A, B, & C above.
2. Distance from septic tank and field – twenty-five (25) feet (Inground Pool) and ten (10) feet (Above Ground Pool).
3. Every person owning land on which there is situated a swimming pool shall erect and maintain adequate enclosure surrounding the property or pool area. Such enclosure must not be less than four (4) feet high with latching gate.
4. IF ABOVE GROUND POOL sides are four (4) feet high and NOT dug into the ground- a fence is not required; however, stairs need to be pulled up when not in use.

## **E. ACCESSORY BUILDINGS (DETACHED GARAGES/SHEDS/ BARNs)**

### **ZONING RESTRICTIONS**

1. Not more than two (2) detached buildings accessory to a residence are permitted.
2. On lots of two (2) acres or less in size, the detached accessory buildings or structures shall not exceed a combined total of nine hundred (900) square feet in total floor area under roof.
3. On lots greater than two (2) acres in size, but less than five (5) acres in size, the detached buildings or structures shall not exceed a combined total of one thousand eight hundred (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 accessory.

### **SETBACKS**

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat.
2. Side and Back Lot Lines
  - a. Distance required from side and back lot line is ten (10) feet and three (3) feet from any easement.
  - b. Lots of fifty (50) feet or less in width require a distance from side lot lines of five (5) feet.
  - c. If accessory building is placed back on lot seventy-five (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 three (3) feet. If an easement is involved, a three (3) foot distance from the easement is required.
3. Agricultural animals must be housed and yarded no closer than one hundred (100) feet from any residence other than that of the owner or user of the property.

## **F. FENCES**

1. Any privacy fence requires a building permit. A privacy fence is described as one that cannot be viewed through. Chain link or split rail fences do not require permits.
2. A fence can be placed up to the lot line with front side facing either direction. No height limit. Fences placed in drainage or other recorded easements shall not block or alter drainage and are governed by the recorded restrictive language of the easement.
3. Zoning Ordinance: Sec. 7.5-3

Within one hundred feet (100) of the center line of any intersecting road, street, railroad at grade, no fence or hedge which cannot be viewed through or over from a three foot (3') height above the traveled roadway shall be constructed, planted, or allowed to grow nearer to the road or street center line than the dimensions set in forth in Sec. 7.5-2.
4. No fence equipped with or having barbed wire, spikes or any similar device, or any electrically charged fence, sufficient to cause shock, shall be erected, placed or maintained on or within any lot used for residential purposes.

# COUNTY OF KANE

DEVELOPMENT DEPARTMENT  
Building and Community Services Division  
Mark D. VanKerkhoff, AIA, Director



County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3485  
Fax: (630) 232-3411  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

## 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.

