



**DEFINITION:** Sheds are accessory structures with an area of 150 square feet or less. Structures with area of more than 150 square feet must meet the requirements specified in the City of Elgin “Residential Garages” handout.

**GENERAL REQUIREMENTS:**

1. **PERMIT FEE:** \$70.00
2. **ZONING:** A plat of survey showing the locations, dimensions, and setbacks of all existing and proposed improvements is required. All sheds must be located a minimum of four feet (4’) from any other building. Setbacks from property lines vary by zoning district.
3. **COVENANTS AND RESTRICTIONS:** Many subdivisions have private covenants and restrictions which supersede City zoning requirements. The City **does not** enforce covenants and restrictions. It is recommended that property owner’s check with the homeowner’s association prior to commencing any work.
4. **HISTORIC DISTRICT:** If the property is located in the Historic District, a Certificate of Appropriateness (COA) is required.
5. **EASEMENTS:** Sheds must be located outside of any/all easement areas. However, it is the homeowner’s responsibility to contact all utility companies and the City of Elgin to locate possible underground lines and cables within the easements and proposed shed location. The property owner must allow access to the easement area by the City of Elgin or utility company working within the easement. Homeowner assumes all responsibility for any damage that may occur as a result of the City or utility company working within the easement. Sheds placed near drainage easements shall be installed so as to **not** impede the flow of storm water.
6. **ACCESSORY STRUCTURES AND BUILDINGS (19.12.500):** In all residence districts, accessory buildings shall be constructed in a manner consistent with the roof type (gable, gambrel, hip, mansard, etc.) used on the principal building(s) on the zoning lot. If there exists more than one roof type on the principal building the predominant roof type shall be constructed on the accessory building. A minimum one hundred percent (100%) of each street facing wall surface and a minimum fifty percent (50%) of all other wall surfaces shall be constructed with exterior building materials compatible with the materials used on the principal structure
7. **FOUNDATIONS:** Any one of the following foundations is acceptable:
  - a. A concrete slab at least 4 inches thick is an acceptable foundation. Anchor bolts or other approved methods may be used to secure the shed firmly to the slab. All wood in contact with the concrete must be pressure treated in accordance with AWPA or be decay-resistant heartwood of redwood, black locust, or cedars.
  - b. Creosote-impregnated (or other approved methods of weatherproofing) posts or precast concrete posts are acceptable foundations if they are placed at least 42 inches into the ground and firmly tamped with dirt or gravel. Concrete must not be used to secure the posts. The underside of the shed floor must be at least 6 inches above the ground.
  - c. Skids are an acceptable foundation if the underside of the shed floor is at least 6 inches above the ground.
8. **WALL & ROOF CONSTRUCTION:** Shed walls and roofs must be designed to withstand all natural forces such as wind, rain and snow.
  - a. Wall framing must consist of 2" x 3" studs at 16" on center. Floor and roof framing must consist of 2" x 4" joists and rafters at 16" on center.
  - b. Wall sheathing must be 3/8" thick, roof sheathing 5/8", and floor sheathing 3/4" .

**INSPECTION REQUIREMENTS:** A final inspection is required upon completion of the work.

**FOR INFORMATION VISIT OUR WEBSITE AT [www.cityofelgin.org](http://www.cityofelgin.org) OR CALL:**

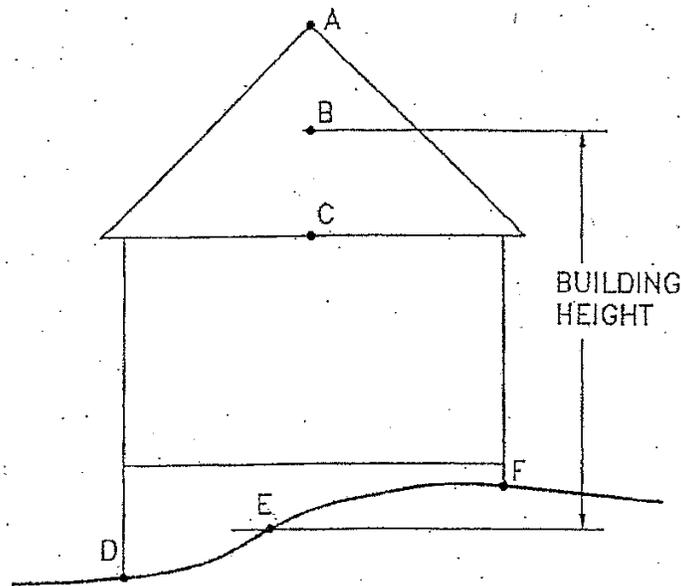
Community Development at (847) 931-5920 (Zoning, Building and Inspections)

Historic Preservation or COA's at (847) 931-6004

**CALL BEFORE YOU DIG:** JULIE (800) 892-0123 to locate utility lines

### **BUILDING HEIGHT**

“Building height” means the vertical distance measured from the established average grade at the foundation to the highest point of the underside of the ceiling beams, in the case of the flat roof; to the deck line of a mansard roof; and to the main level of the underside rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks, and similar projections other than signs shall not be included in calculation the height.



Point A is the ridge of the roof.

Point B is the average level of the underside of the rafters between the eaves and the ridge of the roof.

Point C is the underside of the rafters at the eave.

Point D is the minimum grade at the foundation.

Point E is the average grade at the foundation.

Point F is the maximum grade at the foundation.