

## SECTION 13

### ACCESSORY STRUCTURES

#### 13.1 AUTHORIZATION

Subject to the limitations and provisions of this Section, accessory structures and uses shall be permitted in any zoning district in connection with a principal structure or use lawfully existing within such district.

#### 13.2 GENERAL PROVISIONS

##### 13.2-1 *Placement:*

- A. An accessory structure may not be located nearer to any interior lot line than permitted for the main building when located in a side yard as defined in Sections 6, 7, 8, 9, and 10 of this Zoning Code. When an accessory structure is located in the rear yard, it may then be located within four feet of the interior lot line, or within five feet of the rear lot line, however, no accessory building may encroach onto any easement.
- B. No accessory structure shall be located on a reversed corner lot beyond the front yard required on the adjacent lot to the rear, nor located nearer than six feet to the side lot line of an adjacent lot to the rear where there is a building on such a lot to the rear.
- C. Accessory structures may not be erected in front of the main building on a zoning lot, unless otherwise permitted in this Section.
- D. An accessory structure shall not be erected prior to the establishment or construction of the principal structure to which it is accessory.
- E. Swimming pools in all R Districts shall be located not less than twenty (20) feet from any principal building on an adjacent lot.

### 13.3 SIZE, FLOOR AREA

- 13.3-1 *Height Limitations:* For Residential zoned properties, the maximum height for detached garages shall be 16 feet and all other accessory structures shall have a maximum height of 12 feet.
- 13.3-2 *Size:* No accessory building shall exceed 150 square feet in size, except that sheds may not exceed 120 square feet and garages may not exceed 624 square feet, and that enclosures for outside storage in business and manufacturing districts may not exceed 300 square feet.
- 13.3-3 *Anchoring:* Detached garages, gazebos and sheds shall be permanently anchored on all corners.
- 13.3-4 *Concrete Floor:* Garages and enclosures for outside storage in business and manufacturing districts shall have a concrete floor with the thickness and aggregate as provided in the appropriate provisions of the building codes adopted by the Village.
- 13.3-5 *Exclusions:*
- A. Antennas and amateur radio facilities shall comply with Section 14 of this Zoning Code.
  - B. Small Wind Energy Systems shall comply with Section 27 of this Zoning Code.
  - C. Where a substantial part of the wall of an accessory structure is a part of the wall of the main building, or where an accessory building is attached to the main building in a substantial manner as by a roof, such accessory structure shall be considered to be part of the main building.
  - D. Building permits and inspections are not required for the erection of sheds 40 square feet and smaller made of any synthetic plastic

material, if not anchored. Such unanchored sheds are excluded from the anchoring requirements in Section 13.3-3, but shall otherwise comply with all other requirements in Section 13 of this Zoning Code.

**13.4 EXEMPTION FOR VILLAGE-OWNED OR OPERATED BUILDINGS**

Nothing in this Zoning Code shall prohibit the erection of any accessory structure of any size in any yard to a Village-owned or operated building.

**13.5 PERMITTED ACCESSORY STRUCTURES**

Permitted Accessory Structure	Permitted District	Yard(s) Allowed*
Air conditioner condenser units	All districts	FSR
Amateur radio facilities, antennas <sup>1</sup>	All districts, except R-4	R
Animal houses, for the keeping of domestic animals in compliance with Municipal Code Chapter 14	All R districts	R
Arbors and trellises (not including pergolas)	All districts	FSR
Awnings and canopies	All districts	SR
Bay windows <sup>3</sup>	All districts	FSR
Child's play equipment	All R districts, OS, IB	R
Decks, pergolas, and terraces <sup>3</sup>	All R	SR
	B, M, OS, IB, AD1, AD2	FSR
Dog runs	All R districts,	R

<b>Permitted Accessory Structure</b>	<b>Permitted District</b>	<b>Yard(s) Allowed*</b>
	B-3, B-4	
Eaves, gutters and downspouts <sup>3</sup>	All districts	FSR
Fences, walls <sup>1</sup>	All districts	SR
Fire pits (including commercially produced, constructed, and portable) <sup>4</sup>	All R	FR
	B, M, OS, IB, AD1, AD2	FSR
Flagpoles	All districts	FSR
Garages, Attached	All districts	FSR
Garages, Detached (limit-1)	All districts	SR
Garden ponds and fountains (containing water under 24 inches deep)	All districts	FSR
Gardens for flowers and vegetables, including raised planter beds	All districts	FSR
Gazebos	All districts	SR
Generators	All districts	FSR
Handicapped ramps (e.g., accessible means of egress for environmentally limited persons, in compliance with the Illinois Accessibility Code)	All districts	FSR
Kennels, Stables	A-1, RE-5, M-1, B-4, OS	R
Lamp posts	All districts	FSR
Laundry drying equipment	R districts	R
Lawn furniture	All districts	FSR
Off-street motor vehicle parking areas, unloading/loading <sup>1</sup>	All districts	FSR

<b>Permitted Accessory Structure</b>	<b>Permitted District</b>	<b>Yard(s) Allowed*</b>
Public utilities, telephone, electric, gas, water lines, sewer lines and cable lines, their supports and incidental equipment	All districts	FSR
Rain barrels	All districts	FSR
Recreation equipment	All districts	R
Satellite dishes	All districts	R
Sheds and noncommercial greenhouses (limit-1)	All districts	SR
Tennis courts	All R districts	R
Trash Enclosure	All Districts	SR
Swimming pool, public <sup>2</sup>	B-4, OS, IB	R
Swimming pool, private <sup>2</sup>	All R districts	R
Solar Energy Systems 1, 2, & 3	All Districts	SR
Building Integrated Solar Energy System	All Districts	FSR
Storage building for goods used in or produced by manufacturing activities on the same lot or parcel of ground with such activities	M-1, M-2, AD1, AD2	SR
Storage building for storage of merchandise normally in stock on the same lot of any retail service or business use, unless such storage is excluded by district regulations	B-2, B-3, B-4, M-1, M-2, AD1, AD2	SR
Storage building for recreational paraphernalia, i.e., baseballs, etc.	OS, IB	FSR
Wind energy systems, small, roof-mounted	All districts	N/A

\* F = front yard; S = side yard; R = rear yard

1. See also other applicable requirements and limitations included in this Zoning Code.
2. Allowed in accordance with 2012 IRC, Appendix G.
3. Additional restrictions for residential zoned properties per Section 7.3.8 of this Zoning Code.
4. See also applicable requirements and limitations included in the Municipal Code.