

STORAGE SHED

Village of Flossmoor, Illinois
Inspectional Services Department
2800 Flossmoor Road
Flossmoor, IL 60422

Monday through Friday 8:30 a.m. – 12:30 pm, 1:30 p.m. – 5:00 p.m.
Phone: 708-957-4101
Fax: 708-335-5490

THIS IS A LIST OF THE MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING STORAGE SHEDS

Q. Do I need a permit?

A. Yes. The review time frame is 3-5 working days.

Q. How much will a permit for a storage shed cost?

A. \$100.00 minimum – This includes review, permit and a final inspection. The permit fee is calculated based on the cost of construction, approximately \$100-\$200.

Q. How do I apply for a storage shed permit?

A. Complete the building permit application that is available on this website or at the Inspectional Services Department. Attach a copy of a drawing to indicate the type of shed material and height. Also, attach a copy of a current Plat of Survey showing the location of the proposed shed. The distance from property lines and the dimensions of the shed must be noted on the survey.

Q. What is the height limit for a storage shed?

A. The storage shed may not exceed fifteen (15) feet in height measured from the top of the building's foundation.

Q. Is there a size limit for a storage shed?

A. The floor area of the shed shall not exceed 1% of the total lot area or 200 square feet, whichever is less. In no event shall such building be required to be less than 100 square feet.

Also, since a storage shed is an accessory building, as are detached garages, pool cabanas and playhouses, it must comply with Zoning Ordinance requirements for maximum lot coverage for accessory buildings. In all residential districts the total square footage of all accessory buildings may not exceed five (5) percent of the lot area.

Q. Can I have more than one storage shed on my property?

A. One storage shed per lot is permitted.

Q. Will I have to place the storage shed on a concrete pad?

A. A concrete pad for the storage shed may be installed but is not required.

Q. Are there restrictions if my property is located in a flood hazard area?

- A. Check with the Public Works Department while planning your project to see if your property is located in a flood hazard area. If so, construction of any type may be limited or banned altogether.

Q. Where can I put a storage shed in my yard?

- A. Storage sheds are accessory buildings so they must comply with setbacks from side and rear property lines. Depending on your zoning district, this will be anywhere from five to fifteen feet.

Refer to the Village Zoning Map on the website and determine your zoning district. The following are required setbacks for the residential zoning districts:

<u>Zoning District</u>	<u>Required Setback in Feet</u>
R-1	15
R-2	15
R-3	15
R-4	7.5
R-5	5
R-6	5
R-7	5

Q. Are there any other restrictions regarding the placement of a storage shed?

- A. Sheds may not be closer to the street than the residence.

Sheds must be located at least ten feet from the residence and five feet from any other accessory building (deck, detached garage, etc.)

Storage sheds may not be placed within utility or drainage easements.

Q. Must I have the lot line identified?

- A. The only way to ensure that the storage shed is properly located on your property is to locate the lot corners with stakes or a reference line from corner to corner.

NOTE: The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning laws.

Good luck with your project! Remember we are here to serve and protect you, our residents.

PLEASE CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 TO PLACE A UTILITY LOCATE REQUEST. THIS SHOULD BE DONE AT LEAST 3 DAYS PRIOR TO STARTING YOUR PROJECT. ONLINE REQUESTS CAN BE MADE AT <http://www.illinois1call.com>.