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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
- 2 Copies of a Survey or Site Plan drawn to scale
 - 11x17 or greater to show proposed construction
- 2 Copies of Building Plans

ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

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

RESIDENTIAL SITE PLAN REQUIREMENTS

TWO (2) 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.
(New residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of survey must be a complete legible copy, drawn at a readable scale (1:10 to 1:30), and include 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 Plans drawn at a small scale (1:30 or greater) may be required to show areas at a larger scale in order for the level of detail to be legible.
- Site Plan must include all existing and proposed buildings, driveways, improvements and easements.*
- Proposed new construction must be drawn to scale, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be shown.
- The site plan copies must be separate from any building plans.

* For parcels that contain any areas in a flood plain may require Village Engineer review.

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 on record of fifty (50) feet or less in width; the distance required from side lot lines is five (5) feet.
3. Distance from a house to well is ten (10) feet from any perimeter drain (footing tile)

B. ADDITIONS TO SINGLE FAMILY RESIDENCES

1. Lot line setbacks apply as stated above.
2. Distance from septic field or well – 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, field and well– 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)

1. ZONING RESTRICTIONS

1. No 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. On lots of five (5) acres or larger in size, the detached accessory buildings or structures shall not exceed a combined total of two thousand eight hundred, eighty (2,880) square feet in total floor area under roof.
5. 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.

2. 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 requires a distance from side lot lines of five (5) feet and three (3) feet from any easement.
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.
4. Distance from any accessory structure to a well is ten (10) feet from any perimeter drain (footing tile).

F. FENCES

1. All fences require a building permit
2. A fence can be placed up to the lot line with the front side facing either direction. Six (6) foot 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. See fence and wall ordinance number O-09-31.

Zoning Ordinance: Sec. 7.5-3

1. 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.
2. 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.

ACCESSORY STRUCTURE ANCHORAGE GUIDE

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

All structures, without concrete foundations 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.

