

DETACHED GARAGE



*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*

DOCUMENT SUBMITTAL CHECK LIST

Permits are required for a detached garage. Please ensure the following items are provided to the Community Development Department:

- [Application for Permit](#)
- One copy of a plat of survey (to scale) or site plan with location and dimensions of the lot showing existing and proposed structure of the detached garage, the dimensions from the garage to all lot lines, easements, and utilities.
- Building plan and elevation drawings with all dimensions of the proposed structure of the detached garage.

Failure to provide any of the above documents may result in processing delays.

GENERAL INFORMATION AND FEES

- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to contact J.U.L.I.E. (811) to locate underground utilities in your yard prior to excavation.
- The application review period averages from 5 to 7 business days. The applicant will be contacted when the permit is issued and ready for payment. A list of required inspections will be provided to you when you pay for and pick up the permit.
- Inspections must be scheduled at least one day prior to the desired inspection date by calling the Community Development Department at (815) 895-4434.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A permit may become invalid if work does not begin within 180 days of issuance.
- The Property Maintenance Code requires all accessory structures to be maintained. Surfaces are to be kept free from rust, loose and flaking paint chips. Watch out for holes or openings under accessory structures that may provide a habitat for rodents.

- Fees:
 - Building Fee: \$80.00 (includes electrical)
 - Demolition Fee: \$50.00
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- Alterations to the approved plans must be resubmitted to the Community Development Department in writing for review and approval prior to construction.

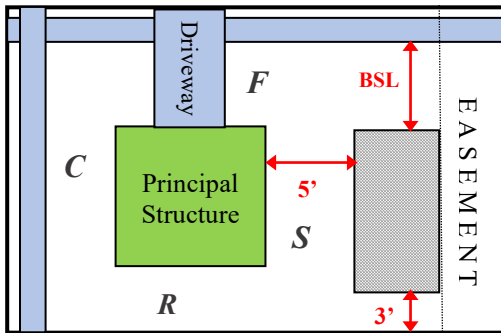
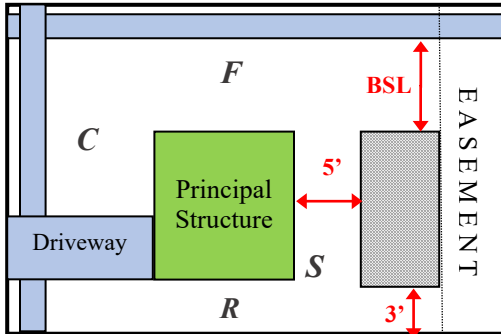
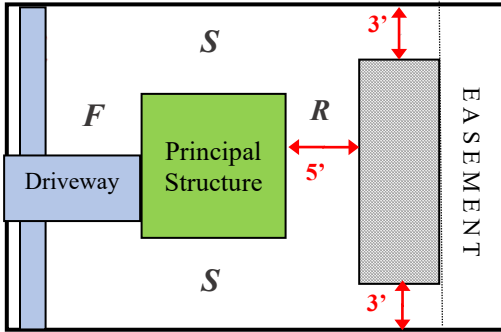
CODE REQUIREMENTS


1. One (1) detached garage allowed per residential lot.
2. Detached garages shall not be constructed upon any utility or drainage easements.
3. Maximum area allowed is 1,200 sq. ft. or 8% of the lot area, **whichever is less.**
4. The detached garage shall be located a minimum of 3' from any side or rear lot line.
5. The detached garage shall be located a minimum of 5' from the principal structure or any other accessory structure on the lot.
6. The maximum structure height shall be 20 feet.
7. No detached garage shall be located closer than 5' from the property line adjacent to an alley and may not be located closer than 20' from the property line if the overhead vehicle door faces an alley.
8. A continuous paved surface shall be provided between any garage and the adjoining public right-of-way.
9. A detached garage that is **600 square feet or less** may be constructed on a monolithic slab. All others require a frost footing.

CITY OF SYCAMORE'S ADOPTED CODES

- 2015 International Residential Code (IRC)
- 2015 Property Maintenance Code
- 2014 National Electric Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2018 International Energy Conservation Code
- City of Sycamore Municipal and Unified Development Codes

DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY



	=	Denotes legal portion of yard area where a detached garage may be located.
	BSL	Building Setback Line
	F	Front Yard
	C	Corner Side Yard
	S	Side Yard
	R	Rear Yard