

CITY OF DARIEN
Community Development Department
1702 Plainfield Road
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ACCESSORY BUILDINGS AND STRUCTURES
(Sheds, gazebos, detached garages)
Revised: March 2007

Detached accessory buildings/structures may be located within the rear yard (the area behind a house for example.) Detached accessory buildings/structures **ARE NOT PERMITTED within the side or front yard** (that area in front of a house or directly to the side of a house, for example.)

The following regulations apply:

1. Must be located at least 5 feet from the rear and side lot lines (15 feet from a corner side lot line.)
2. Must be located outside of any easement.
3. Must be located at least 5 feet from the nearest wall of the principal structure, measured from vertical wall to vertical wall, along with a 1-hour rated fire wall. Accessory building/structures located between 5 and 10 feet from the nearest wall of the principal building shall be constructed so the impacted walls of the accessory structure are to be of 1-hour fire rated construction.
4. Must be anchored.
5. May not be placed on blocks / must be level with grade of property.
6. Cannot exceed 800 square feet.
7. All accessory structures, total square footage, cannot exceed 30% of the rear yard (the area behind the house, for example.)
8. Building height in residentially zoned district:
 - a. *Garage with hip or gable roof* – cannot exceed 14 feet
 - b. Other garages and accessory buildings – cannot exceed 12 feet.
 - c. In no case can the accessory building/structure exceed the height of the principal building/structure.

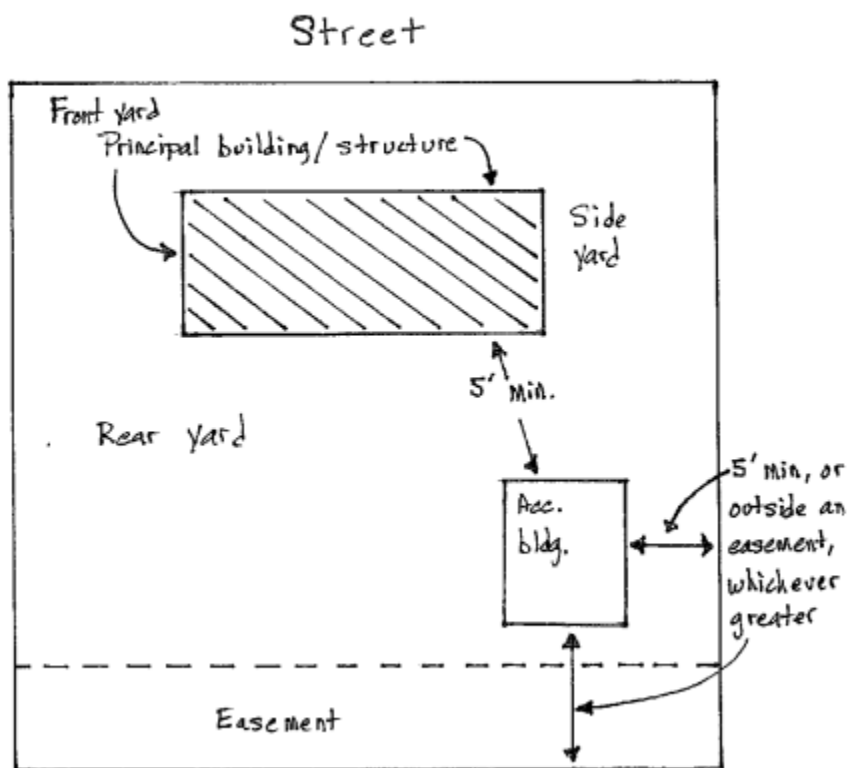
Application Requirements:

1. Building permit application, filled out.
2. Plat of survey, 2 copies. Draw on the plat of survey the location of the accessory building/structure, including dimensions, distance to principal building, distances to lot lines.
3. Plans, 2 sets. Include a wall section, 4 elevations of building, floor plan, indicate electrical work, wall and building height and top of foundation elevation.
4. Grading plan, *may be required*.

Inspections

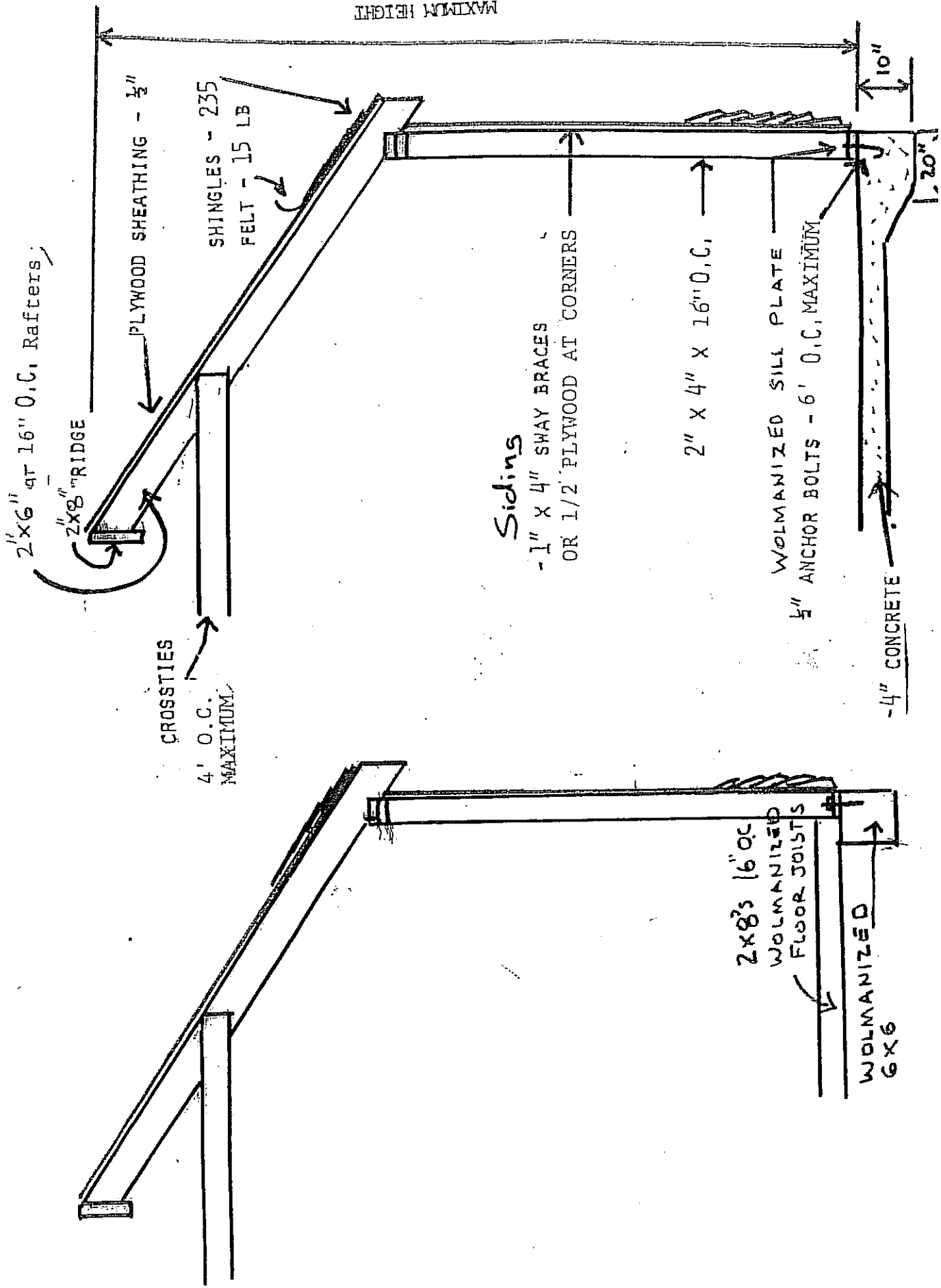
1. Slab/foundation, prior to pouring concrete
2. Rough frame
3. Rough electrical, if applicable
4. Building final
5. Electrical Final, if applicable

Diagram (for illustration only):



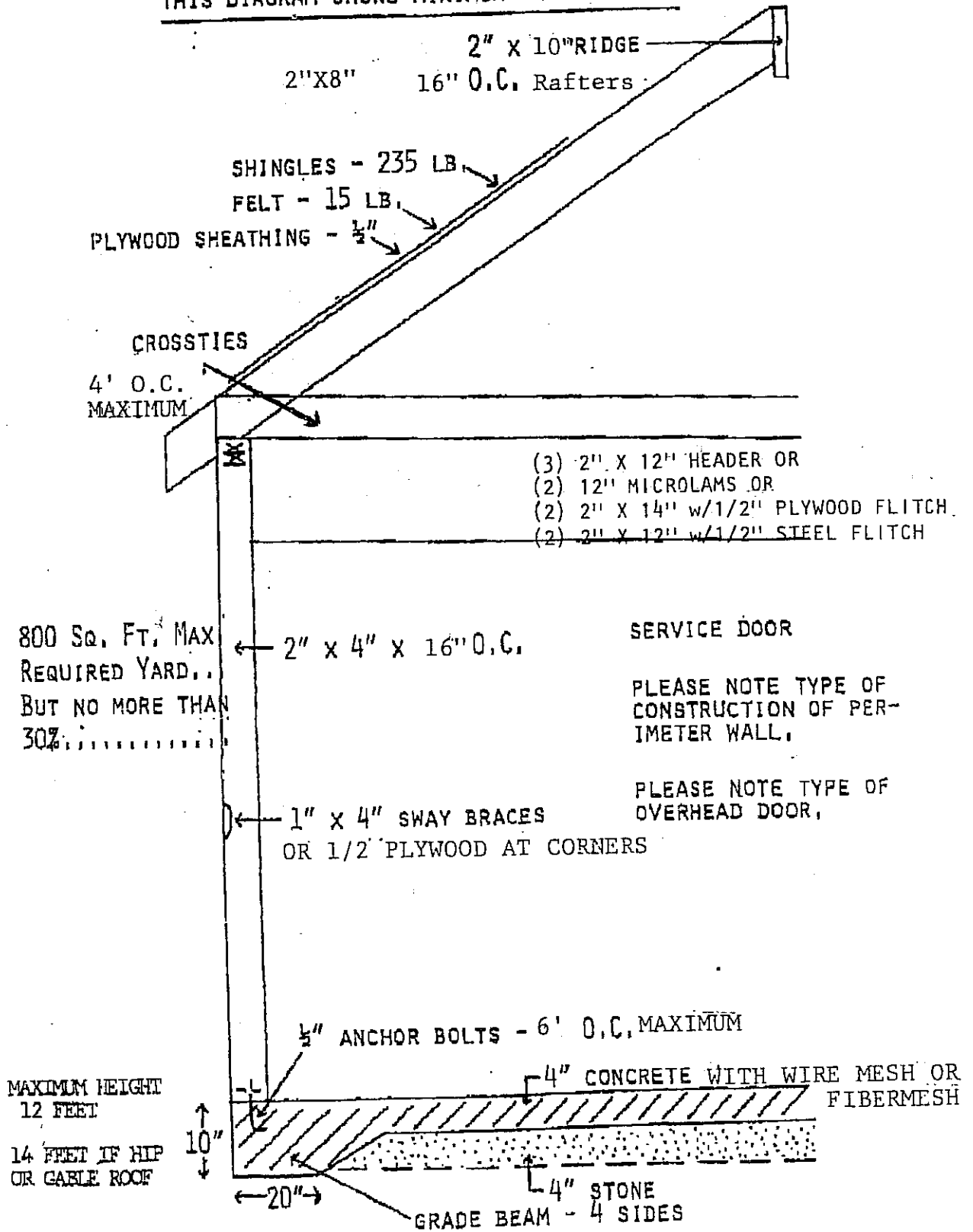
SHEDS

THIS DIAGRAM SHOWS MINIMUM REQUIREMENTS



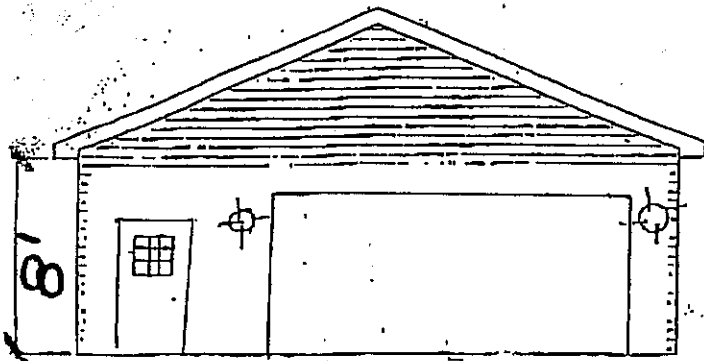
GARAGES

THIS DIAGRAM SHOWS MINIMUM REQUIREMENTS

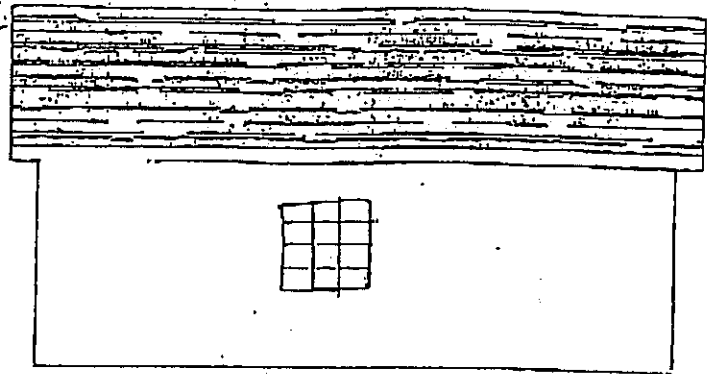


FOOTING AND SLAB CANNOT BE PLACED ON BLACK TOPSOIL!!!!

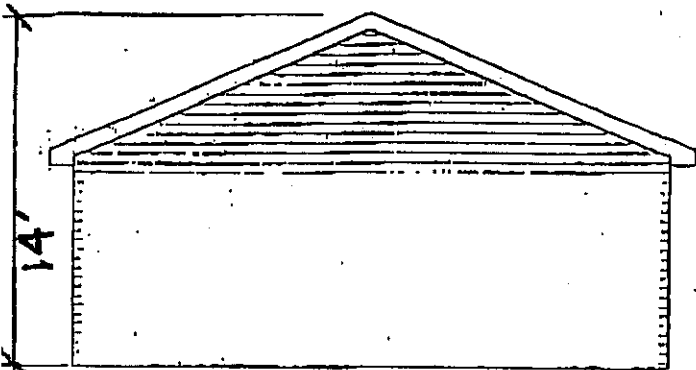
EXAMPLE



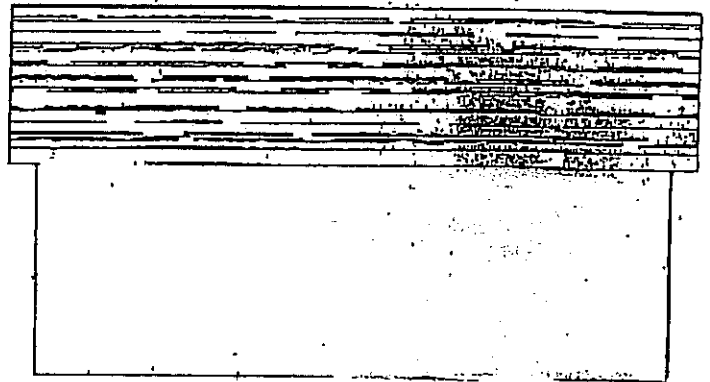
FRONT



LEFT SIDE



REAR



RIGHT SIDE

