

# Building Rules and Regulations

## SETBACKS FOR SINGLE FAMILY RESIDENCES

- Distance from front lot line (road right-of-way line) - thirty-five feet (35') unless stipulated greater on zoning map. Some exceptions may exist in older neighborhoods.
- Distance from side and back lot lines - ten feet (10') and three feet (3') from any easement. Lots of record of fifty feet (50') or less in width: Distance from side lot lines - five feet (5').

## ADDITIONS/DECKS

- Lot line setbacks apply as stated in Single Family Residences.
- Distance from septic field - ten feet (10'). Distance from septic tank - five feet (5').

## ACCESSORY BUILDINGS (DETACHED GARAGES, SHEDS, OR BARNES)

- Not more than two (2) detached buildings accessory to a residence.
- On lots of two (2) acres or less in size, none of the detached accessory buildings or structures shall exceed a combined total of nine hundred (900) square feet in total floor area under roof.
- On lots greater than two (2) acres in size, but less than five (5) acres in size, none of the detached buildings or structures shall exceed a combined total of one thousand eight hundred (1,800) square feet in total floor area under roof.
- 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.
- **Setbacks:**
  - Distance from front lot line (road right-of-way line) - thirty-five feet (35') unless stipulated greater on zoning map.
  - Distance from side and back lot lines - ten feet (10') and three feet (3') from any easement. Lots of record of fifty feet (50') or less in width: Distance from side lot lines - five feet (5').
  - If accessory building is placed back on the lot seventy-five feet (75') or more from property line (road right-of-way line) - the side and back lot line setback is reduced to minimum of three feet (3'). If an easement is involved, a three foot (3') setback from the easement is enforced.
  - Barns housing animals must be at least one hundred feet (100') from a neighboring residence.

## INGROUND POOLS/ABOVE GROUND POOLS

- Lot line setbacks apply as stated in Accessory Buildings.
- Distance from septic tank and field - twenty-five feet (25') for in-ground-pools; ten feet (10') for above-ground pools.
- Every person owning land on which there is situated a swimming pool or other body of water which constitutes an obvious hazard and contains twenty-four inches (24") or more of water in depth at any point, shall erect and maintain adequate enclosure either surrounding the property or pool area. Such enclosure must not be less than four feet (4') high with latching gate.
- If Above Ground Pool sides are four feet (4') high and NOT dug into the ground - a fence is not required; however, a fold-up ladder is required.

## FENCES

- Any privacy fence requires a building permit. A privacy fence is defined as one that can not be viewed through. Chain link or split rail fences do not require permits from the building department but **may** require a stormwater permit – contact Water Resources at 630-232-3497 for additional information.
- A fence can be placed up to the lot line with front side facing either direction. No height limit.
- **Zoning Ordinance: Sec. 7.5-3**
  - Within one hundred feet (100') of the center line of any intersecting road, street or 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 forth in Sec. 7.5-2.
  - 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.