

DETACHED GARAGE

This brochure is intended to assist you with your plans of building a detached garage. Please remember to call J.U.L.I.E. at 800-892-0123 to locate any underground utilities in your yard prior to excavation.

PERMIT REQUIREMENTS / CHECK LIST

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

- ❑ A completed Application for Permit.
- ❑ A plat of survey or site plan showing all existing structures on the site, the proposed location and size of the garage, and the dimensions from the garage to all lot lines, existing structures and easements.

Please allow a **minimum of seven (7) business days for permit review.**

REQUIRED INSPECTIONS

There may be up to 13 different inspections required. At the time the permit is issued, you will be provided with a list of required inspections. A stakeout inspection is required prior to installation or construction of the garage. All underground utilities must be clearly marked.

Be advised that an inspection is required before any buried underground electrical and/or gas lines are covered.

Also, a final inspection is required prior to the use of the garage.

Call (815) 895-4434 (minimum 24 hour in advance) to schedule all required inspections.

GENERAL REGULATIONS

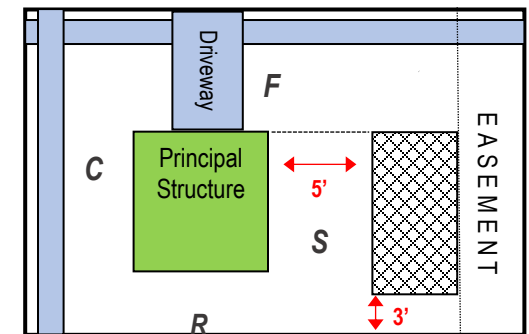
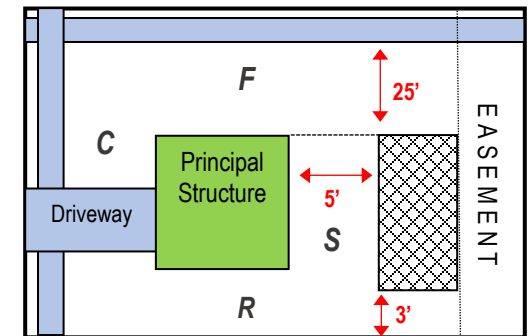
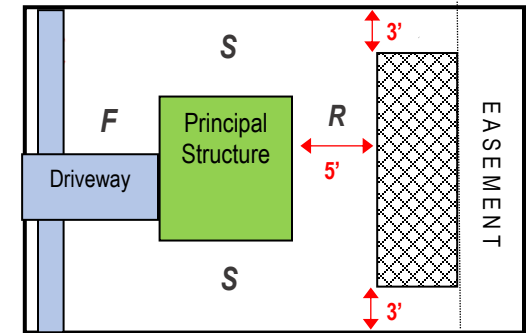
1. Detached garages shall not be constructed upon any utility or drainage easements.
2. Maximum area allowed is 1,200 sq. ft. or 8% of the lot area, **whichever is less.**
3. The detached garage shall be located a minimum of 3' from any side or rear lot line.
4. The detached garage shall be located a minimum of 5' from the principal structure or any other accessory structure on the lot.
5. The maximum structure height shall be 20 feet.
6. 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.
7. A continuous paved surface shall be provided between any garage and the adjoining public right-of-way.
8. A detached garage that is 600 square feet or less may be constructed on a monolithic slab. All others require a frost footing.


APPLICABLE BUILDING CODES, WITH AMENDMENTS

All accessory structures shall comply with:

- 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.
F		Front Yard
C		Corner Side Yard
S		Side Yard
R		Rear Yard

FINAL NOTE

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.

MISSION STATEMENT

The City of Sycamore's Community Development Department strives to provide professional assistance in planning, development and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.

This brochure contains general information and is not be used for interpretation of actual city codes. The drawings used in this brochure are intended to aid in the understanding of the zoning ordinance. They are for illustrative purposes only and are not intended to be used for interpretation of actual zoning regulations. Please contact the Community Development Department during regular business hours regarding specific questions.



Community Development

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