



## **SHEDS**

Homeowners shall apply for and receive an approved building permit for a shed prior to any shed installation or construction.

### **HEIGHT & SIZE LIMITATIONS**

Sheds shall not exceed fifteen feet (15') in height and one hundred twenty square feet (120 ft<sup>2</sup>) in area.

### **LOCATION LIMITATIONS**

The Village allows sheds in rear yards and interior side yards; the Village does not allow sheds in front yards or corner side yards. Typically, sheds must be at least three feet (3') from the rear property line, five feet (5') from the side property line.

Grading around the shed must match the existing grading and shall not impede drainage.

All sheds must be secured to a concrete slab or to the earth. Information as to how shed will be secured shall be submitted for review by the Community Development Department.

### **ZONING REQUIREMENTS**

A shed may not be constructed on a lot prior to the establishment of a principal structure (i.e. a house). Sheds shall comply with all the requirements of the Village of Roselle Zoning Ordinance including, but not limited to height, setbacks, and lot coverage.

Only **one** shed may be constructed per lot. Sheds attached to a principal structure shall comply with the Village of Roselle Zoning Ordinance requirements for principal structures.

### **COVENANTS AND RESTRICTIONS**

Some subdivisions may have private covenants and restrictions which supersede Village zoning requirements. The Village does not enforce covenants and restrictions. It is recommended that property owners check with the homeowner's association prior to commencing any work.

### **PERMIT FEE & REVIEW**

The Community Development Department requires up to seven (7) to ten (10) business days to review a building permit application. A shed permit costs seventy-five dollars (\$75) and a fifty dollar (\$50) engineering fee may also apply.

**BUILDING PERMIT APPLICATION** \* *Electronic copies preferred.* \*

In addition to a complete building permit application, applicants must provide the following:

1. A completed Building Permit Application with all contractors listed.
  - A contractor must have a current license before the Village will release a permit.
  - The Village **does not** require homeowners to have a contractor’s license in order to demolish, rehabilitate, alter or repair their own home or property.
2. An accurate, up-to-date plat of survey depicting the proposed location and size of the improvement.
3. Specifications on construction of the shed from the manufacturer or plans indicating how the shed will be construction. Information as to how the shed will be secured to the ground or slab foundation.

**INSPECTIONS**

1. Pre-pour inspection is required for any slab foundation for a shed.
2. Final inspection is required for the shed structure.

All required inspections will be listed upon issuance of permit. Please review inspection list prior to calling to schedule an inspection.

**AFTER APPROVAL & DURING CONSTRUCTION**

Homeowners or contractors must display the permit card onsite and must schedule inspections at least twenty-four (24) hours in advance by calling (630) 671-2821. The Department is open at the following times:

Monday, Tuesday, Thursday, Friday:	8:30 AM – 5:00 PM
Wednesday:	8:30 AM – 1:00 PM

Community Development Department Staff is available for assistance by visiting the Department in Village Hall at 31 S. Prospect Street, by calling (630) 671-2821, or by emailing [buildingdepartment@roselle.il.us](mailto:buildingdepartment@roselle.il.us).

**VILLAGE CODES**

International Building Code, 2018  
 International Residential Code, 2018  
 Illinois Plumbing Code, 2014  
 National Electric Code, 2020  
 NFPA 101 Life Safety Code, 2018  
 International Mechanical Code, 2018  
 International Fire Code, 2018

International Existing Building Code, 2018  
 International Swimming Pool & Spa Code, 2018  
 Illinois Accessibility Code, 2018  
 International Plumbing Code, 2018, Chs. 13 & 15  
 International Energy Conservation Code, 2018  
 International Property Maintenance Code, 2018  
 International Fuel and Gas Code, 2018

**Always Call JULIE Before You Dig at 8-1-1 or (800) 892-0123**

10/2023