

§ III-4 Accessory Structures and Uses

Accessory structures and uses shall be subject to the requirements of this Section.

- A. General Provisions for Accessory Structures. Accessory structures shall be subject to the following standards, unless otherwise established by this Ordinance.
 - 1. Construction Phasing. No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
 - 2. Location. Accessory structures may be located in the front, corner side, interior side, and rear yards. The location of accessory structures must provide access to utility easements.
 - 3. Height. The maximum height of an accessory structure shall be 14 feet.
 - 4. Setbacks. Accessory structures shall be located a minimum of five feet from any rear lot line and three feet from any interior side lot line.
- C. Use Standards for Accessory Structures

10. **Greenhouse or Shed.**

- a. Location. Greenhouses and sheds are allowed in the interior side and rear yards only.
- b. Area. In the R-1, R-2, R-3, and R-4 Districts, the maximum area of a greenhouse or shed shall be 120 square feet.

A building permit is required for the installation and/or replacement of a greenhouse or shed. To apply for a building permit for a fence you will need:

- ⇒ Building Permit Application Form
- ⇒ Plat of Survey showing where the greenhouse or fence will be located
- ⇒ Proposal from the contractor. The homeowner must sign either the contractor’s proposal or the building permit application form. A waiver is available for homeowners doing the work themselves. All contractors are required to be licensed by the Village of Park Forest.
- ⇒ Permit Fee.

- Less than 40 sf: No permit required for sheds under 40 sf in floor area, 10 feet in greatest horizontal dimension, 6 feet in wall height, and 7 feet in height.
- 40 sf to less than 100 sf: \$40.00
- 100 sf or more: Based on the cost of the job:

<u>VALUATION OF WORK</u>	<u>FEE</u>
Less than \$250	No fee, but permit required
\$250 to \$1500	\$60.00
\$1501 to \$2000	\$100.00
\$2001 and over	\$100.00 plus \$10/\$1000

- ⇒ Sheds must be sufficiently anchored to the ground to keep the structure from being moved by wind forces.
- ⇒ Overhead doors are prohibited on accessory buildings.
- ⇒ All sheds 100 sf or more in floor area must be placed on a concrete floating slab.
- ⇒ Detached accessory buildings exceeding 200 sf are required to follow the same specifications as detached garages and follow the same fee schedule.