

### § 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

## 8. Detached Garage.

These standards apply to detached garages only. Attached garages are considered part of the principal structure and must comply with the requirements of Article IV (Zoning District Regulations).

- a. Location. Garages are allowed in the interior side yard and rear yard between the principal structure's rear façade and the rear lot line.
- b. Height. The maximum height of a garage shall be 16 feet.
- c. Area. The maximum area of a garage shall be 750 square feet.
- d. Use of Garages. The area above vehicle parking spaces in a detached garage shall not be used as habitable space, and may not contain a kitchen, bathroom, or sleeping area. In an attached garage, such space may be used as habitable space with a kitchen, bathroom, and/or sleeping area for an accessory dwelling unit in accordance with § III-4.D.1 (Accessory Dwelling Unit).

## How to Submit a Permit: Detached Garage

The following information is required to be submitted at the time of application for a building permit to construct a detached garage:

- **Plat of Survey:** A full size Plat of Survey with the proposed garage drawn to scale with all measurements and distances.
- **Elevation drawing:** This is a view of the garage from the front, back and sides. When there are ground elevation changes anywhere along the garage slab/foundation, the Village Engineer may determine that a **Structural Engineer stamped design** is required for the "retaining wall". (A "retaining wall" is the additional garage slab/foundation that will be required because the ground surface is unlevel.)
- **Section drawing:** This is a view of the garage as if it were cut in half showing the foundation, grade, construction lumber, siding, and roofing. It includes all materials and elements used (i.e., anchor bolts, sheathing, felt underlay).
- **Specification Sheet:** Completed Village of Park Forest detached garage specification form (attached).
- **Permit Application:** This is a four-part form (available from the Building Department).
- **Proposal:** If a contractor is doing the work, a copy of the signed and dated proposal is required. All contractors are required to be licensed by the Village of Park Forest.
- **Fees:** Permit fees must be submitted at the time of application. Permit fees are based on the cost of the job. \$100.00 for the first \$2,000.00 in cost and \$10.00 for every additional \$1,000.00 in cost.
- **DRIVEWAY:** A concrete or asphalt drive to the garage is required and must be included on the plat of survey.

## MINIMUM REQUIREMENTS FOR DETACHED PRIVATE GARAGE

<b><u>SIZE:</u></b>	Not to exceed 750 square feet.	<b><u>HEIGHT:</u></b> Not to exceed 16'0"
<b><u>LOCATION:</u></b>	Not less than 6 ft. to the rear of the dwelling, or any part thereof. Overhangs, eaves, or cantilevered buildings not to encroach on required clearance more than one inch per required foot. Not less than 3 feet from any interior lot line or 5 feet from any rear lot line. Not to encroach on an easement. <b><u>DRIVEWAYS:</u></b> extension or apron to garage to be <u>included</u> as part of permit.	
<b><u>FILL:</u></b>	Four inches sand or crushed stone under floor.	
<b><u>FOUNDATION AND FLOOR:</u></b>	Eighteen (18) inches thick around the four outer edges, six inches wide at the bottom of the trench beveled upwards at a 45 degree angle to meet the bottom of the four inch floor slab. Perimeter footings (IRC 403). Minimum 18 inches – 12 inches BELOW EXISTING GRADE and six inches above. (1 No. 5 or 2 No. 4 rebars shall be placed in the middle third of the footing depth.) *	
<b><u>REINFORCEMENT:</u></b>	6 X 6 #10 wire mesh, extending the full width and length of concrete.	
<b><u>ELEVATION:</u></b>	Perimeter footings (IRC 403). Minimum 18 inches – 12 inches BELOW EXISTING GRADE and six inches above. (1 No. 5 or 2 No. 4 rebars shall be placed in the middle third of the footing depth.) * When there are ground elevation changes anywhere along the garage slab/foundation, the Village Engineer may determine that a <b>Structural Engineer stamped design</b> is required for the "retaining wall". (A "retaining wall" is the additional garage slab/foundation that will be required because the ground surface is unlevel.)	
<b><u>SILLS:</u></b>	Single 2 X 4's full length.	
<b><u>ANCHORS:</u></b>	Anchor bolts shall be every 6 feet, 12 inches from a corner and a minimum 2 bolts per sill plate. If walls are to be insulated and dry walled – fire stopping must be completed prior to inspection.	
<b><u>WALL STUDS:</u></b>	2 X 4's not more than 24" on centers, #1 fir or better	
<b><u>TOP PLATES:</u></b>	Double full length 2 X 4's, #1 fir or better	
<b><u>RAFTERS:</u></b>	2 X 6's not more than 24" for 10'2" clear span, #1 fir or better, for 3 inch 12 pitch or better. Use of spruce will require re-rating of span.	
<b><u>RIDGE:</u></b>	2 X 6 full length	
<b><u>SHEATHING:</u></b>	Plywood polythene insulate or wall board, under the siding.	
<b><u>TIES:</u></b>	All gable roofs must have 1 X 6 or better collar beams placed 4'0 on center. All garages must have three 2 X 6 ties the full width of the garage and one 2 X 4 the full length of garage.	
<b><u>ROOFING:</u></b>	Not less than 240# thick butt.	
<b><u>SIDING:</u></b>	As required in the One and Two Family Dwelling Code.	
<b><u>JAMBS/ HEADERS:</u></b>	Double at all openings, except where windows fit between studs on 24" centers.	
<b><u>DOORS:</u></b>	If a service door is required, it shall not be less than 1 1/8" x 2'6" panel or solid. If auto door is one piece pullout type, it must be made up of 1" normal lumber on a 2" nominal frame or better. The hardware shall be adequate and adjusted to support and operate the door.	
<b><u>BRACING:</u></b>	Garage shall be braced at all corners two ways with 1 X 4's or better notched in the top plates and bottom sills placed diagonally and notched into two or more studs with 2-6d nails for each bearing or plywood construction.	
<b><u>EAVES:</u></b>	On pitched roofs, 6 inch eaves and gutters are required. On flat roofs, 1 foot eave on four sides with a gutter.	