

**ARC APPLICATIONS**

Sheds are considered an Accessory Structure and are subject to review by the Architectural Review Committee (ARC) and require a building and impervious surface permit.

- [Architectural Review Committee Application](#) and [application fee](#).
- Property Survey – Mark on the survey the proposed location of the shed and the distance from the shed to property lines.
- Picture of the proposed of shed – Samples or brochures showing material, colors, and design.
- [Impervious Surface Permit](#) – Include plans and measurements of the shed, print and sign your name, date, and submit payment with permit.
- [Building permit](#) – Fill out the building permit including estimated cost, print and sign your name, date and submit payment.

**IMPERVIOUS SURFACE?**

The total square footage of impervious surface is based on which residential district the property is in. Please refer to the [Zoning Map](#) and the chart for the maximum impervious surface allowed.

A	25%
B	35%
C	40%

**SETBACK REQUIREMENTS**

All sheds placed on the property must comply with the rear and side yard setbacks provided by the zoning ordinances.

Sheds shall be located to the rear of the extended rear line of your home. For corner lots, the shed shall be located behind the extended rear line and the extended side line adjacent to the street.

**AESTHETIC REQUIREMENTS**

When constructing a new shed, the aesthetics of the structure shall aesthetically match the main structure on the property in architecture and color. Painting and residing is a minor repair and does not require a permit or approval by ARC

**SIZE RESTRICTIONS**

A shed may not...

- exceed 15' in height\*
- exceed two stories in height
- be more than 35' above normal grade

\*except in Park District; shall not exceed 10' in height unless a conditional use permit is granted by the Plan Commission.

Attic space above second floor may be developed.

**ACCESSORY STRUCTURE?**

A structure does not need to be permanently fixed in the ground to be considered a structure.

More than one accessory structure is permitted but the combined square footage may not exceed the maximum allowed as per the size chart below.

Less than 22,000 sq. ft.	150 sq. ft.
Between 22,000 sq. ft. and 1 acre	200 sq. ft.
Between 1 acre and 2 acres	250 sq. ft.
Between 2 acres and 3 acres	350 sq. ft.
Between 3 acres and 4 acres	450 sq. ft.
Between 4 acres and 5 acres	500 sq. ft.
Larger than 5 acres	550 sq. ft.

**RESOURCES**

- [Architectural Review Committee Application](#)
- [Shed Permit](#) Fee based on project costs
- [Impervious Surface Permit](#)
- [Diggers Hotline](#) (800) 242-8511
- [Municipal Code Sec. 104-4 Accessory Structures](#).