



CITY OF EFFINGHAM, ILLINOIS OFFICE OF THE BUILDING OFFICIAL GUIDELINES FOR ACCESSORY BUILDINGS

Accessory building or use, including a private garage, storage shed, greenhouse or other above ground accessory structure:

1. SHALL NOT EXCEED 1,200 SQUARE FEET IN AREA OR 20 FEET IN HEIGHT.
2. NO DETACHED ACCESSORY BUILDING SHALL BE CLOSER THAN TEN (10) FEET TO THE MAIN BUILDING
3. CLOSER THAN SIX (6) FEET TO A REAR LOT LINE
4. or THREE (3) FEET TO ANY SIDE LOT LINE.
5. IF the accessory building is attached to the main structure, said accessory building shall maintain the SETBACKS REQUIRED OF THE MAIN STRUCTURE IN THE ZONING DISTRICT IN WHICH IT IS LOCATED.
6. APRONS, PATIO'S, WALKS, & DRIVEWAYS MAY OCCUPY PART OR ALL OF A REAR YARD.
7. ACCESSORY BUILDINGS SHALL NOT BE USED FOR THE CONDUCT OF BUSINESS FOR A HOME OCCUPATION OR STORAGE FOR A HOME OCCUPATION.
8. ACCESSORY STRUCTURES SHALL NOT OCCUPY MORE THAN 40% OF THE REAR YARD.
9. PERMIT FEE \$50.00
10. UTILITY EASEMENTS OVERRIDE THE EASEMENTS STATED ABOVE. (#2, 3, & 4)
11. ACCESSORY BUILDINGS OVER 200 SQ FT (Residential) AND 120 SQ FT (Commercial) REQUIRE A PERMIT.

For questions, contact the Office of the Building Official, at City Hall, 201 E. Jefferson Ave., Effingham, IL 62401, or call (217) 342-5300 ext. 3 regarding these regulations.