



RESIDENTIAL ACCESSORY BUILDINGS–GAZEBOS

Permit Application Guidelines

1. Submit to Community Development Building Division the following for review:
 - a) Building permit application. **Libertyville Municipal Code (LMC) 6-86(a), (b), (c) & (d)**
 - b) Two Copies of the Plat of Survey dimensionally locating the gazebo with regards to the property lines and any buildings on the site. **LMC 6-86(f)**
 - c) Two copies of the gazebo framing plan indicating the overall size and materials to be used in construction. **LMC 6-86(e)**
 - d) Two copies of the gazebo elevation indicating the overall height from top of grade to top of roof. **LMC 6-86(e)**
 - e) Calculations indicating lot coverage.
2. The permit may be issued within 5 business days from date of submittal to Building Division if information submitted is complete. **LMC 6-87(a)**
3. Engineering Division review is required for any site work, including any additions or accessory structures and any grading, drainage, utility, or surface improvements. Note: In accordance with the Village's Appendix P amendment to the Lake County Watershed Development Ordinance (WDO), stormwater storage (detention) is required on most properties in the Village if there is a net increase of impervious surface area exceeding 200 square feet (compared to existing conditions on the effective date of 7/28/2015). For more information, visit the [Stormwater Management Ordinance](#) webpage, or call the Engineering Division at (847) 918-2100.
4. Call **JULIE** at 1(800)892-0123 to locate any underground utility lines before start of construction.

Gazebo Construction Guidelines

1. Open-sided gazebos with an area of two hundred thirty (230) square feet or less shall be supported on piers, as part of a deck structure or a freestanding structure. **2018 LMC 6-142(c)**
2. Open-sided gazebos more than two hundred thirty (230) square feet or any gazebos with enclosed sides shall be supported by an all-sided trench footing/foundation system eight (8) inches wide by forty-two (42) inches below grade. **2018 LMC 6-142(c) & 6-130**
3. Open-sided, wood frame gazebos shall be separated from the principal building and other accessory buildings by a ten foot fire separation. **2018 LMC 6-142(c)**
4. All structural lumber, beams, wood deck flooring and other appurtenances shall be constructed of lumber that has received preservative treatment by the pressure process to prevent decay and rot. **2018 IRC R317**
5. Wood shall bear on beams or be supported by metal stirrups, hangers or a nominal 2" wood

- ledger. **2018 LMC 6-142(c) & 2018 IRC R502.6**
6. Piers shall be a minimum of eight (8) inches in diameter of poured concrete, with level bottom, forty-two (42) inches below grade; however, all pier diameters shall be designed for actual loads and soil bearing properties at the bearing level. **2018 LMC 6-142(c)**
 7. Simpson post anchors or equivalent (as approved by the Building Commissioner) shall be embedded in the concrete to receive the minimum 4 x 4 inch posts or larger, depending on actual loads. **2018 LMC 6-142(c)**
 8. Handrails and balusters shall be provided along open-sided floors, decks, landings and stairs which are more than three risers or eighteen inches above a floor or grade level below. Balusters to be spaced to not allow a 4" sphere to pass between. **2018 IRC R311.7.8 & R312.1.1**
 9. The maximum height above grade to the top of the roof shall not exceed fifteen (15) feet. **Libertyville Zoning Code (LZC) 4-2.5a, 4-3.5a, 4-4.5a, 4-5.5a, 4-6.5a, 4-7.5a, 4-8.5a & 4-9.5a**
 10. The addition of a gazebo shall not exceed the maximum building and lot coverages. **LZC 4-2.5e & f, 4-3.5e & f, 4-4.5e & f, 4-5.5e & f, 4-6.5e & f, 4-7.5e & f, 4-8.5e & f & 4-9.5e & f, LMC 6-142b**

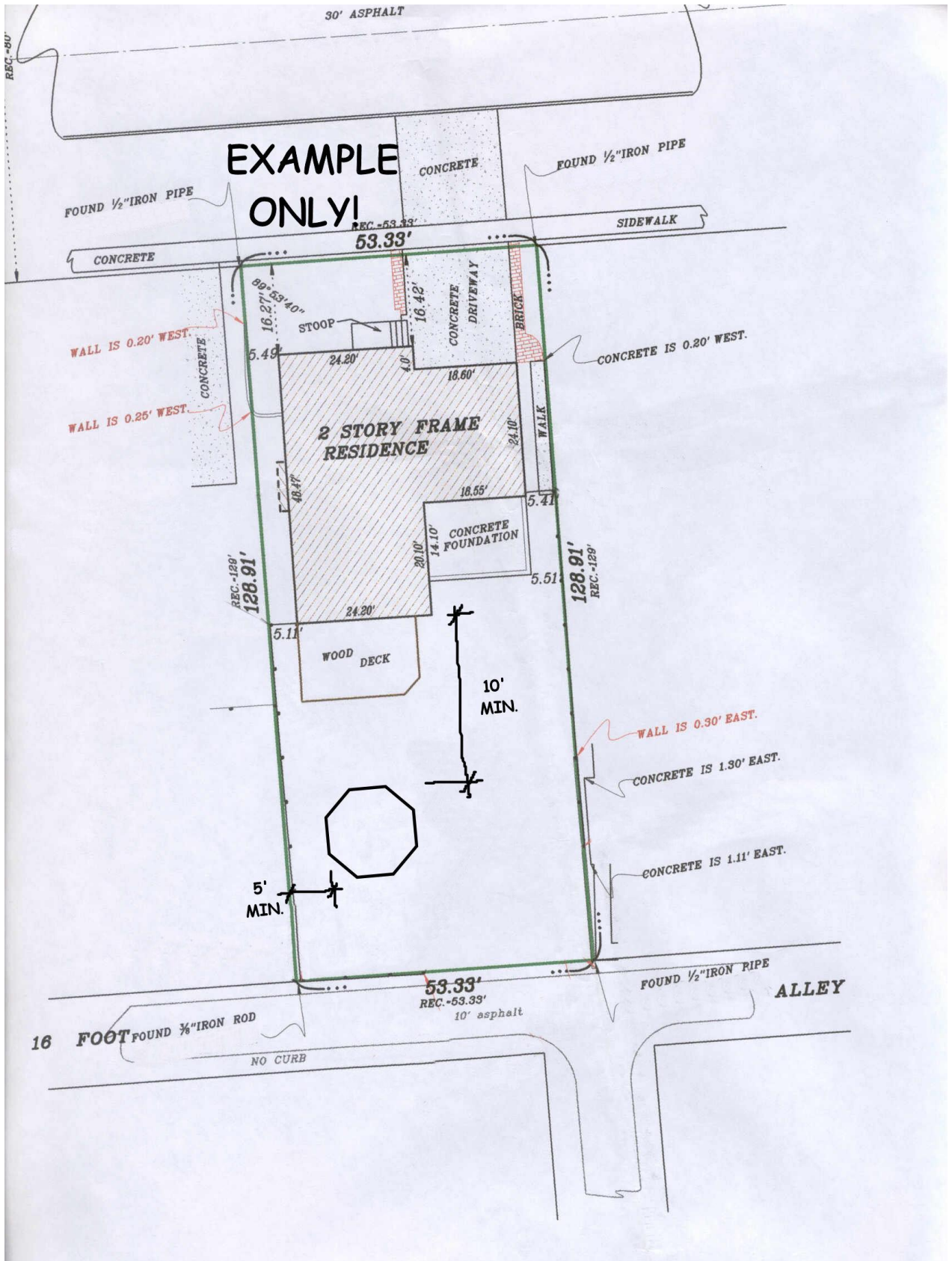
Residential District Coverage and Setback Requirements

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Minimum Yards (feet)*								
Front	50	50	40	30	30	30	30	30
Interior Side	30	20	20	10	10	5	5	5
Interior Side Aggregate	60	40	40	25	20	15	15	15
Corner Side	50	50	40	30	30	30	30	30
Rear	75	60	50	40	40	35	25	20
Maximum Building Coverage (Percent)								
Interior Lot	15	15	20	25	30	35	35	40
Corner Lot	20	20	25	30	35	40	40	45
Maximum Lot Coverage (Percent)								
Interior Lot	30	30	35	40	45	45	50	60
Corner Lot	25	25	30	35	40	40	45	55

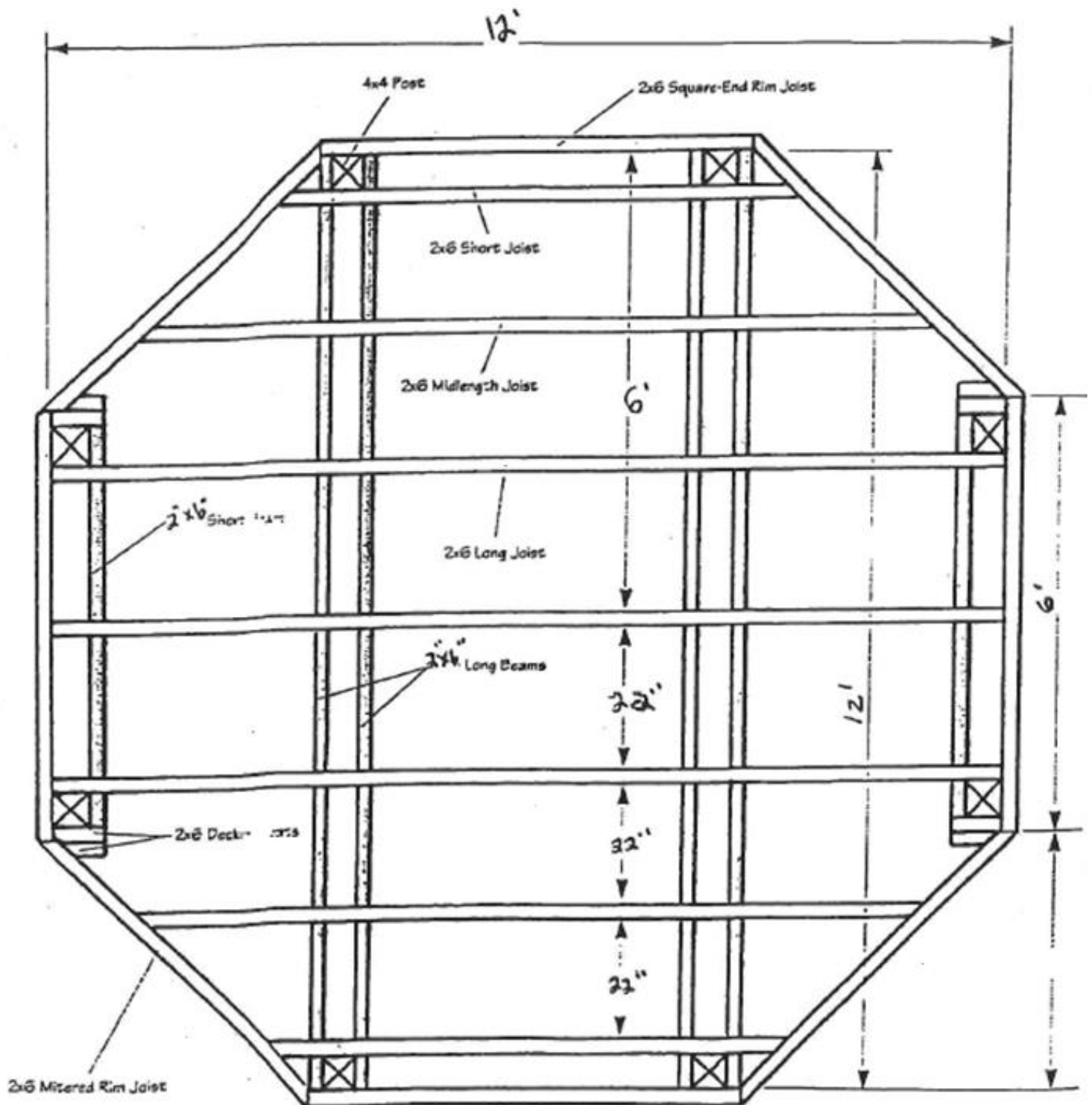
11. Detached gazebos shall comply with the required setbacks of the zoning district but not be located within any easement. **2018 LMC 6-142a**
12. Gazebos located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any side lot line or rear lot line. **LZC 4-2.5d4ii, 4-3.5d4ii, 4-4.5d4ii, 4-5.5d4ii, 4-6.5d4ii, 4-7.5d4ii, 4-8.5d4ii & 4-9.5d4ii**

See attached for reference only.

PLAT OF SURVEY EXAMPLE



FRAMING PLAN



GAZEBO

