



RESIDENTIAL ACCESSORY BUILDINGS–SHEDS & PLAYHOUSES

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 structure with respect to the property lines and any buildings on the site. **LMC 6-86(f)**
 - c) Two copies of the structure framing plan or pre-fabricated unit cut sheet indicating the overall size and materials to be used in construction. **LMC 6-86(e)**
 - d) Two copies of the structure section indicating the overall height from top of grade to top of roof. **LMC 6-86(e)**
 - e) Calculations indicating building and lot coverages.
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 **J.U.L.I.E.** at 1(800)892-0123 to locate any underground utility lines before start of construction.

Shed Construction Guidelines

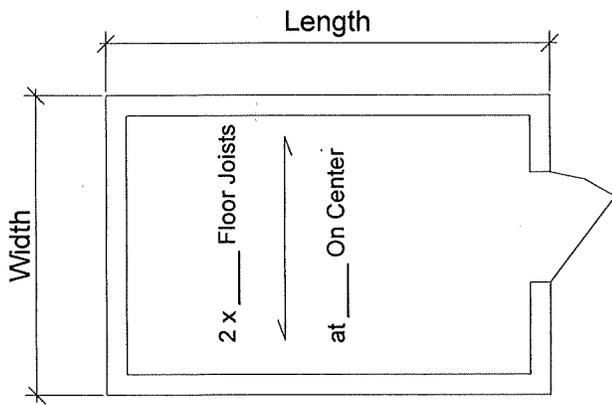
1. Storage sheds/playhouses may be of wood, resin composite or metal, but must be of a finished exterior design which is comparable in appearance with the other buildings in the neighborhood. **2018 LMC 6-142(a)1**
2. Sheds/playhouses of one hundred twenty (120) square feet or less do not need a foundation system or a concrete floor, provided that the structure has been designed as structurally self-supporting and adequately anchored into the ground to prevent uplift or overturning by high winds. **2018 LMC 6-142(a)1**
3. Any shed/playhouse within ten feet or less to the principal building or less than five feet from any property line shall have the encroaching interior walls and roof of the structure protected with drywall, but in no case shall the structure be closer than three feet to any other building or structure for maintenance and walkways. **2018 LMC 6-142(b)**
4. Sheds/playhouses with an area of more than one hundred twenty (120) square feet but less

than or equal to two hundred thirty (230) square feet shall be provided with an approved foundation and tie-down system of a minimum of a four-sided grade beam slab on grade foundation which is a minimum of 8" below grade, 8" above grade, 8" wide at the base to a 45 degree angle to the bottom of the 4" minimum slab on a minimum 4" gravel base. Add a minimum 6" x 6" #10 wire to the center of the slab into the thickened edges. One-half-inch diameter anchor bolts shall be placed in the perimeter of the grade beam assembly a minimum of eight (8) inches in depth. The anchor bolts shall be spaced so that there are at least two (2) bolts per section of plate and from each corner or door opening, with intermediate bolts spaced no more than six (6) feet on center. **2018 LMC 6-142(a)2**

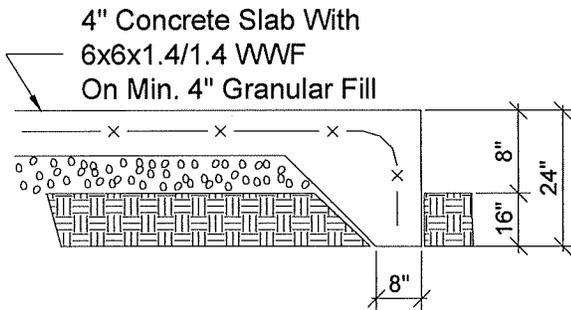
5. Storage sheds/playhouses over two hundred thirty (230) square feet shall **not** be permitted. **Libertyville Zoning Code (LZC) 9-2.13,**
6. The maximum height above grade to the top of the roof shall not exceed fifteen (15) feet. **LZC 4-2.5a, 4-3.5a, 4-4.5a, 4-5.5a, 4-6.5a, 4-7.5a, 4-8.5a & 4-9.5a**
7. The addition of a shed/playhouse 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**
8. A detached shed/playhouse shall comply with the required setbacks of the zoning district but not be located within any easement. **LMC 6-142a**
9. A shed/playhouse 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**

Residential District Coverage and Setback Requirements

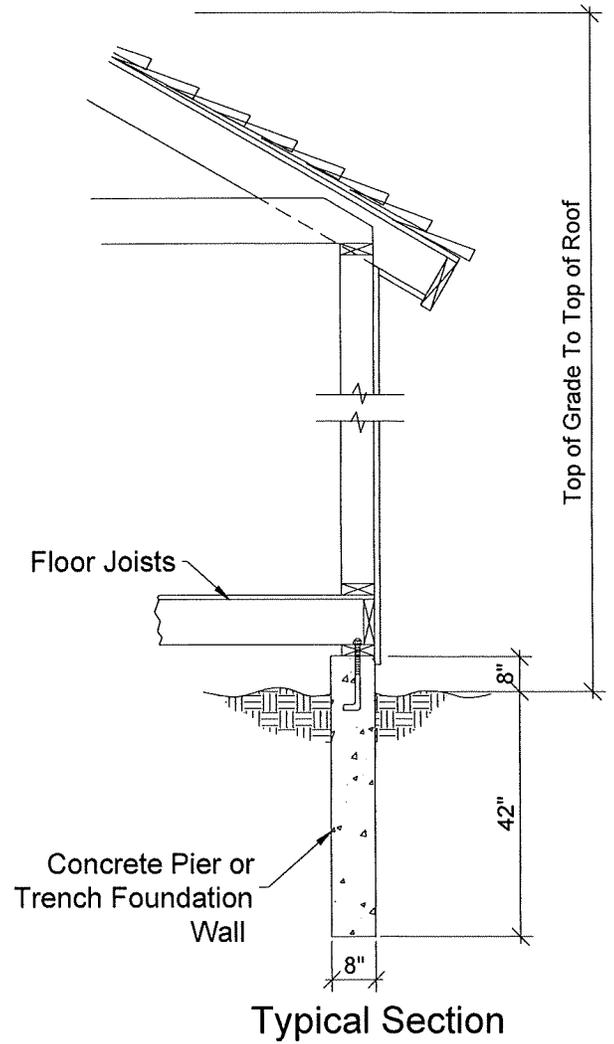
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Minimum Yards (feet)								
Front	50	50	40	30	30	30	30	30
Interior Side	30	20	20	10	10	5	5	5
Interior Side Aggregate	60	40	40	25	20	15	15	15
Corner Side	50	50	40	30	30	30	30	30
Rear	75	60	50	40	40	35	25	20
Maximum Building Coverage (%)								
Interior Lot	15	15	20	25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



Floor Framing Plan

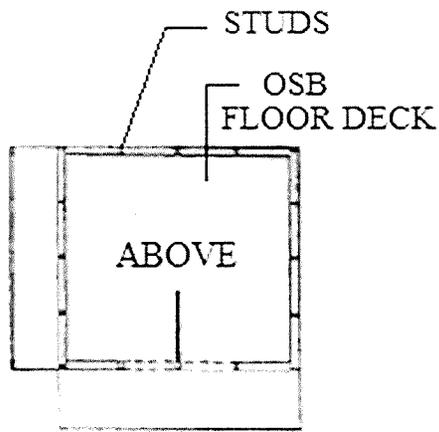


Alternate Grade Beam Foundation

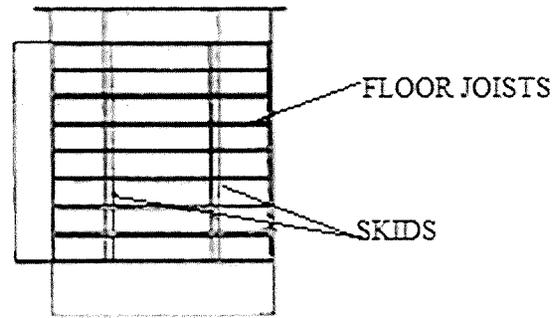


Typical Section

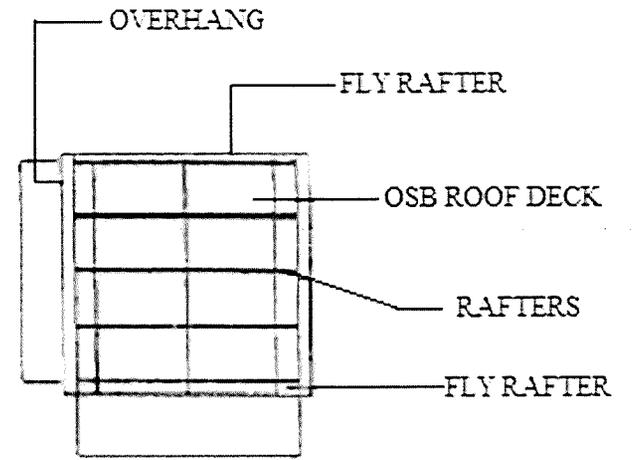
See attached sample for reference only.



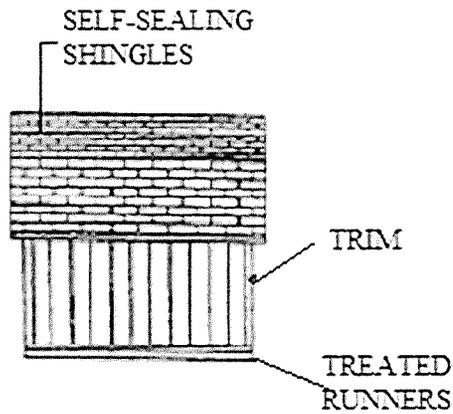
FLOOR PLAN



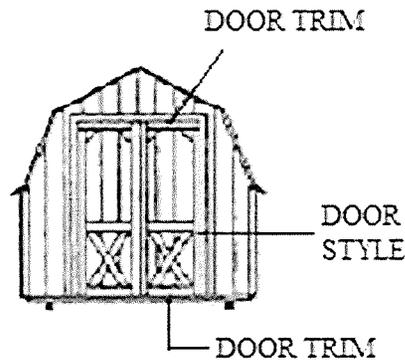
FLOOR FRAMING



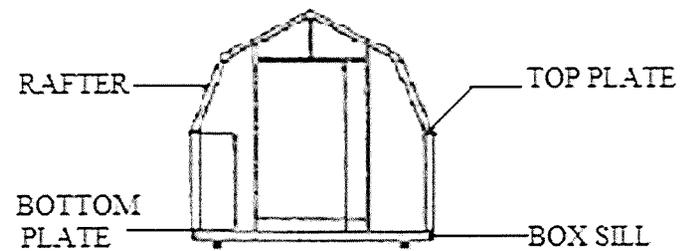
ROOF FRAMING



LEFT SIDE ELEVATION



FRONT ELEVATION



NOTE: Tie down anchors 4 - corners

FRONT WALL SECTION

