

CITY OF OAK PARK
TECHNICAL & PLANNING SERVICES



GARAGES / SHEDS

BUILDING GUIDELINES FOR RESIDENTIAL PROPERTIES

General Information:

- A building permit is not required for utility/storage sheds equal to or less than 120 square feet (commercial) or 200 square feet (residential) in size. All other sheds and garages require a plan review and building permit.
- For sheds less than 120 square feet (commercial) or 200 square feet (residential), a zoning permit is required to verify setback compliance.
- Only one main building (house) and one accessory building (garage or shed) greater than 200 square feet are allowed per residential lot (R-1 and R-2 districts). See City Code article 17 section 1703(b).
- Total lot coverage (building with its accessory building) shall not exceed 35% of the square footage of the lot.
- Total floor area of all accessory buildings shall not exceed 10% of the total lot area and shall not be greater than 600 square feet.
- Garages and sheds shall not exceed 13' in height at the point half-way between the peak and the eave of the roof (mean height). See attached garage detail.

Setback Requirements

Detached Garages/Sheds

Detached garages and storage sheds shall be no closer than two (2) feet to a side or rear property line. Rear lot easements (typically 6 feet from back lot line) must be maintained unless written permission from the utility Company allowing encroachments are submitted. Check your mortgage survey to determine whether an easement exists. These setbacks also apply to sheds equal to or less than 200 square feet. A garage or accessory building **shall not project into the required front or side yard area** of the residential lot.

Attached Garages

Attached garages shall be considered part of the principal building for purposes of location and setbacks and shall maintain the setbacks required for the principal building.

Corner Lots

In no case may there be less than 20 feet of driveway between a detached garage/carport entrance and property line.

General Building Requirements

- **A property survey is required with this application indicating location of proposed building. THE SURVEY MUST INCLUDE, LEGAL DESCRIPTION, LOT DIMENSIONS, LEGEND, EXISTING STRUCTURES AND EASEMENTS. THE SURVEY MUST BE DRAWN TO GRAPHIC SCALE.**
- All buildings larger than 400 square feet of floor area or 10 feet in height shall have a minimum 4 inch footing extending 42 inches below grade with a 3.5 inch concrete floor on compacted sand or stone base.
- Fifteen point felt paper (tar paper) is a minimum requirement on all roof decks.
- Cross tiles spaced a maximum of 48 inches o.c. are required with standard rafter framing.
- The bottom plate of walls must be 2" x 4" **pressure-treated lumber** if the bottom wall is less than 8" above grade.
- Engineering data is required for roof trusses and micro-lam beams used for **overhead door headers**.
- All **exterior areas shall be weatherproofed and/or surface-coated** prior to requesting a final inspection. Wood siding and trim must be painted or stained before the final inspection.
- **Anchor bolts** shall be a minimum of ½" in diameter embedded 7" into masonry or Concrete and spaced a maximum of 6' o.c. and within 12" of corners. Anchor straps may be installed per manufacturers specifications to provide equivalent anchorage.
- **Roof sheathing** shall be properly edge-spaced or installed with edge clips.
- An **electrical permit** is required for all electrical work.
- **Overhead power lines** may not be closer than 3 feet to garage roof surface.

Inspections Required:

- | | |
|----------------|-----------------------------|
| 1. Open Trench | (before concrete is poured) |
| 2. Final | (upon completion of garage) |
| 3. Electrical | (if applicable) |

**For any additional information contact the
Oak Park Building Inspector
(248) 691-7450**