

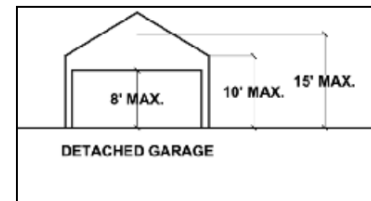
## DETACHED GARAGE PACKET

**A permit is required to build a detached garage. To assist you in completing this process we have prepared this information sheet.**

**Garage.** A building, either attached or detached, used or designed to be used for storage of vehicles, equipment boats and accessory storage related to the use of the principal dwelling.

You will need to provide a plat of survey (2 copies) with the proposed structure drawn to scale, showing location, size, distance to the lot line as well as distance to all existing structures.

1. No detached garage shall be constructed prior to construction of the principal building to which it is accessory.
2. Detached garages are prohibited within the required front, corner side or side yard of any lot, unless otherwise noted.
3. No detached garage or portion of such building located in a required rear yard shall exceed fifteen (15) feet based upon the average height between the ridge and eave (see "Detached garage Height Diagram"). Garage doors shall not exceed eight (8) feet in height.
4. The combined square footage of all detached accessory buildings located in the rear yard shall not occupy more than thirty (30) percent of the required rear yard.
5. Detached garages must be located five (5) feet from a rear lot line and five (5) feet from any side lot line or, if an easement exists on the rear or side lot line, outside the easement, or if a utility drainage or landscape easement exists along the rear lot or side lot line, whichever distance is greater.
6. Detached garages shall be located a minimum of ten (10) feet from the principal building on a lot.
7. No garages shall be erected without paved driveway access.



*Detached Garage Height Diagram*

**Show on plans all specifications and details including but not limited to:**

Top view	Side view
Wall section	Roof section
Roof span	Joist spans, spacing, size
Bridging location	Wind bracing
Anchor Bolts, within 12" of each end of sill board, 6' o.c. Max., ½" x 8" Min., 2 ea. Section	
Treated lumber bottom plate	

**BEFORE YOU DIG CALL JULIE AT 811**



25 East State Street, North Aurora, IL 60542  
P: 630.897.1457 F: 630.897.0269  
www.northaurora.org

## PERMIT APPLICATION FOR A DETACHED GARAGE

Date: \_\_\_\_\_

Contractor/Applicant: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
(If other than homeowner)

Contractor's Address: \_\_\_\_\_

Job Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Project Cost: \_\_\_\_\_

Applicant must submit with this application, **2 copies** of the current plat of survey showing all existing improvements and the location of the proposed work drawn to scale.

I hereby certify that: the owner of record, authorize the proposed work, and I have been authorized to act on his/her behalf as the agent, I agree to conform to all the laws and Ordinances of the Village of North Aurora.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### **FOR OFFICE USE**

Approved: \_\_\_\_\_  
Fee: \_\_\_\_\_

Rejected: \_\_\_\_\_  
Date: \_\_\_\_\_