

VILLAGE OF PLAINFIELD

DETACHED GARAGE APPLICATION REQUIREMENTS

The following is a guideline of requirements that need to be met along with the completed application in order to apply for a detached garage permit.

APPLICATION:

- ❖ Completed application.
- ❖ Two (2) copies of the plat of survey indicating the location of the detached garage along with distance from house and property lines.
- ❖ Two (2) complete set of drawings indicating the size and height from finished grade to roof ridge.

CODE REQUIREMENTS:

- ❖ A wall section indicating all materials, size and spacing of framing members, vertical heights, roof overhand dimension, **8" x 16"** thickened slab around perimeter and a **4"** floor slab, foundation reinforcing bars, wire fabric and slope of floor slab.
- ❖ A detached accessory structure shall not occupy more than **25%** of the area of a required rear yard or interior side yard.
- ❖ See Zoning Ordinance; Section 9-16, Accessory Buildings, and Uses of Land, and Section 9-17. Garages (**attached**) or @ **www.plainfield-il.org**.
- ❖ No construction allowed in **any** easement.

INSPECTIONS:

- ❖ Concrete Slab (pre-pour)
- ❖ Rough Framing and Rough Electric (If applicable)
- ❖ Final Building Inspection and Final Electric (If applicable)

PERMIT FEE:

- ❖ The permit fee is based on .03¢ x Cubic Feet and any additional inspections as required; the fee is due at time of issuance.

NOTE: If permit is not picked up within 30 days of approval it will be VOIDED and you will have to reapply.

VILLAGE OF PLAINFIELD

MISCELLANEOUS PERMIT APPLICATION

Address: _____ Zoning: _____

Subdivision: _____ Flood Plain: YES / NO

Type of work: _____

Estimated Value: \$ _____

OWNER/CONTRACTOR

OWNER: _____

CONTRACTOR: _____

Street: _____

Street: _____

City, State, Zip: _____

City, State, Zip: _____

Phone: (____) _____

Phone: (____) _____

Fax: (____) _____

Fax: (____) _____

E-mail: _____

E-mail: _____

I hereby declare that the above and attached information is correct and agree, in consideration of and upon issuance of a Building & Use Permit, to do or allow to be done only such work herewith applied for, and that such premises and its existing and proposed buildings or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted in the district.

(Owner's Signature)

(Contractor's Signature)

Issued By: _____
(Building Official)

Date: _____
(Building Official)

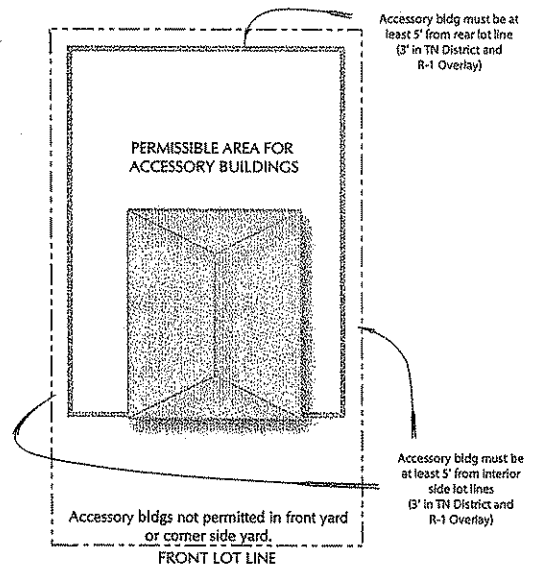
14400 S. Coil Plus Drive, Plainfield, IL 60544
Phone (815) 439-2937 Fax (815) 609-6114 Web www.plainfield-il.org

Sec. 9-16. **ACCESSORY BUILDINGS,
STRUCTURES, AND USES OF LAND**

(1) **Location.** *Accessory buildings, may be attached or detached from the principal building. Accessory uses may be within an accessory building or within the principal building. Detached accessory buildings, structures or uses may be located in the rear yard or interior side yard of any zoning district as follows:*

- a. If located outside the TN District or the R-1 Overlay, detached accessory buildings or structures shall not be placed within five feet of any rear or interior side lot line and shall not be located within an easement.

**FIGURE II-1. Permissible Area for
Accessory Buildings**

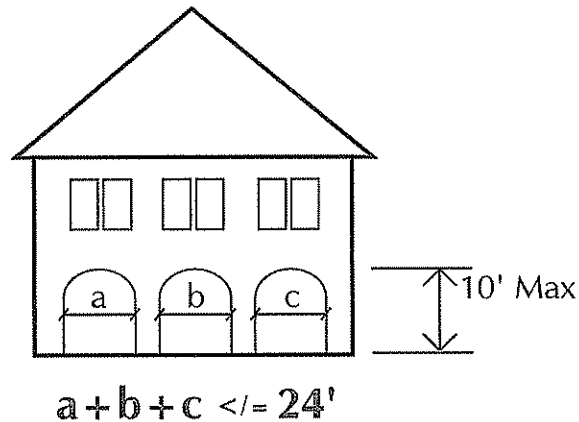


Accessory buildings shall not be located within easements. Maximum lot coverage and maximum impervious area coverage requirements may limit the size of accessory buildings.

- b. If located within the TN District or the R-1 Overlay, detached accessory buildings shall not be placed within three feet of any rear or interior side lot line, and shall not be located within an easement.
- (2) **Setback requirements.** All *accessory buildings* or *accessory uses* shall comply with the *front yard* and *corner side yard setback* requirements of the zoning district in which they are located. Accessory buildings, or accessory uses attached to or established within the *principal building* or structure shall comply with the *rear yard* and *interior side yard setback* requirements of the zoning district in which they are located. Detached accessory buildings, structures or uses may be located in the rear yard or interior side yard in accordance with paragraph (1) of this section.
 - (3) **Height limits.** All *accessory buildings* or *accessory uses* shall comply with the height limits of the zoning district in which they are located. Detached garages and storage sheds in residential districts shall not exceed 15 feet in height unless located in the R1 Overlay zoning district. Height of accessory structures in the R1 Overlay district shall be determined on a case by case basis after recommendation by the Historic Preservation Commission and approval by the Village Board. Public notice of review by the Historic Preservation Commission of an accessory structure shall follow public notice procedures contained in § 9-38 of this ordinance.
 - (4) **Bulk and density regulations.** All *accessory buildings* or *structures* shall be included in the computations for *floor area ratio*, maximum *lot coverage*, and maximum *impervious surface coverage*. The minimum floor area per *dwelling unit* shall not include accessory buildings or *accessory uses*.
 - (5) **Percentage of yard occupied.** Detached *accessory buildings* shall comply with maximum *lot coverage* and maximum *impervious area coverage* requirements in Table V-1 (page 54).
 - (6) **Sequence of construction.** No *accessory building*, structure or use shall be constructed or established prior to the principal building, structure, or use on the lot.
 - (7) **Existing accessory buildings.** *Accessory buildings* lawfully existing or permitted on or before the adoption of this Zoning Ordinance shall be regulated by Article XII, Nonconformities, of this Zoning Ordinance.
 - (8) **Donation boxes.** Donation boxes are permitted provided they are operated in a safe and tidy manor and do not occupy required parking spaces. All donation boxes that will be in place more than 6 months shall require approval of the Village Board. All donation boxes that will be in place for less than 6 months require approval by the Village Planner. Applications for placement and operation of a donation box must:

- a. provide proof of charitable status
- b. prove that they have permission from the land owner to have the box on the property
- c. agree to keep the area around the box free of litter
- d. agree to remove graffiti from the box and
- e. agree to keep the box in good repair.

FIGURE II-2. Garage door size limits



Sec. 9-17. GARAGES

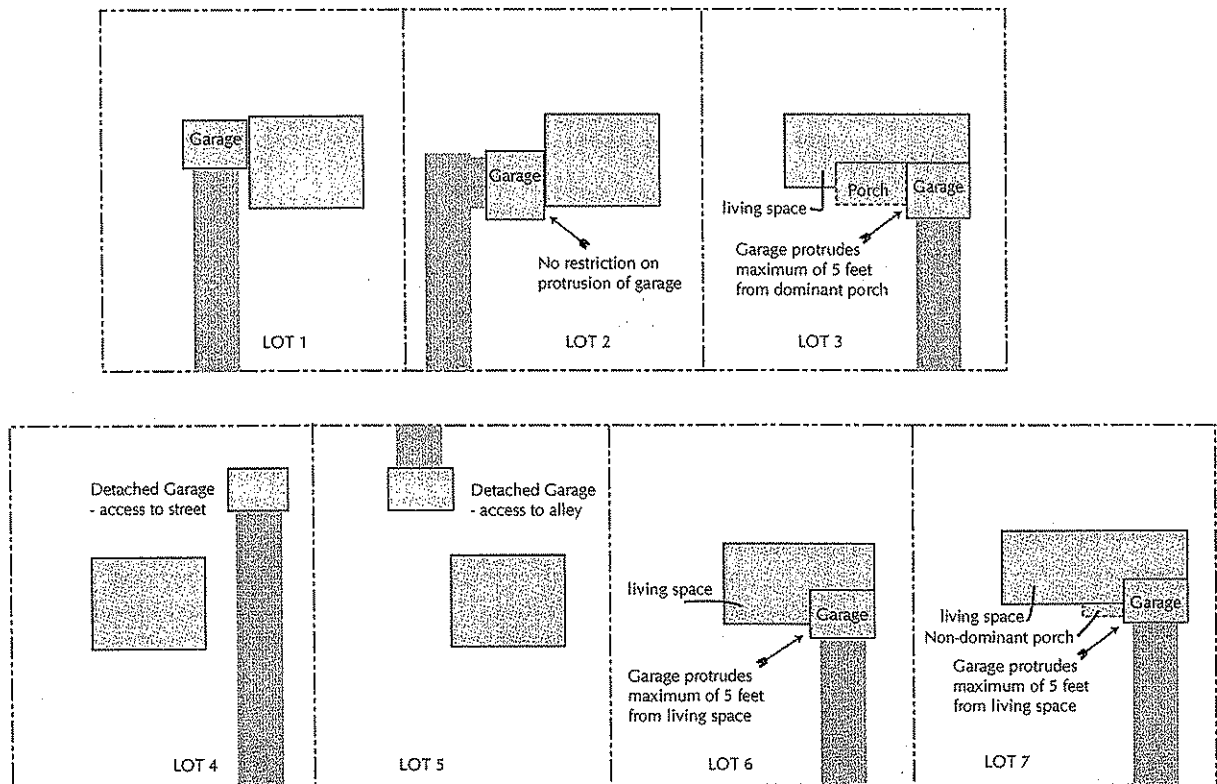
- (1) **Accessory apartments.** *Accessory apartments* shall not be located above detached garages unless approved by ordinance for a property zoned TN.
- (2) **Design Standards**
 - a. **Garage door size limits.** On lots where the primary land use or primary building is for residential purposes, garage door dimensions fronting a street shall be limited to a maximum of 27 linear feet of garage door per *dwelling unit*. No single garage door shall be greater than 18' wide. The maximum height of garage doors shall be 10 feet. See Article IX, Off-Street Parking & Loading, for other garage requirements that may apply.
 - b. The minimum of 25% of the garages in any given residential development will be required to be side loaded, rear loaded, or recessed a minimum of 5' from the front facade of the home. This provision is not applicable to the R-1 Overlay.
- (3) **Location of garages.** On property with a primary *land use* or a *primary building* that is residential, the placement of garages shall conform to the following (see Figure II-1):

FIGURE II-3. Placement of Garages on Residential Lots

The following examples illustrate permitted locations of garages on residential lots.

- Lot 1 Front-loading attached garage. This shows the preferred placement of attached garages: setback behind the front facade line
- Lot 2 Side-loading attached garage. There is no limit on how far the garage may protrude from the front facade line as long as front setback standards are met.
- Lot 3 Front-load attached garage that protrudes the maximum five feet from the dominant porch.
- Lot 4 Detached garage accessed from a driveway that connects to the street.
- Lot 5 Detached garage accessed from an alley
- Lot 6 Front-loaded attached garage that protrudes the maximum five feet from the living space.
- Lot 7 Front-loaded attached garage with a non-dominant porch that protrudes the maximum five feet from the living space.

(Drawings are for the purposes of illustrating garage placement in relation to habitable portions of a residence and orientation to the street; the drawings are not to scale and do not necessarily depict setback or other requirements of this Zoning Ordinance.)



- a. Attached garages:
 - i. Shall conform to setback requirements of the lot; and
 - ii. Shall not protrude from a dominant porch more than five feet unless approved as a part of a planned development; or
 - iii. Shall not protrude from the living space more than five feet unless approved as a part of a planned development; or
 - iv. Shall not protrude from a non-dominant porch more than five feet from the living space.

- b. Detached garages: No portion of the garage shall be located in any part of the *front yard* or *exterior side yard*; they may be located in the *rear yard* or *interior side yard*.