



# City of WOODSTOCK

## Department of Building & Zoning

121 West Calhoun Street  
Woodstock, Illinois 60098  
[www.woodstockil.gov](http://www.woodstockil.gov)

Phone 815-338-4305  
Fax 815/334-2267  
[bandzdept@woodstockil.gov](mailto:bandzdept@woodstockil.gov)

## REQUIREMENTS FOR Residential Sheds

A building permit is required for all storage sheds. All sheds must meet the requirements of the Woodstock City Code and the Unified Development Ordinance.

A residential shed is a detached structure intended for the storage of household goods and equipment or for gardening activities.

Individual subdivision covenants may have special requirements and restrictions in addition to those adopted by the City of Woodstock.

### **PERMIT APPLICATION**

**The permit process begins with the submittal of a completed permit application, including the cost of construction and the following:**

A copy of a plat of survey or other plot plan drawn to scale indicating:

- the location of shed depicting the distances from the property lines and the principle structure
- location of any easements
- location of all other structures on the property
- additional information may be required

Permit fees are paid at the time of permit issuance.

Permit Fee: **\$25.00**

*(Note: If electrical work is to be performed, a \$55.00 electrical fee will be required.)*

### **SETBACKS**

The Unified Development Ordinance establishes the following setback/location requirements:

- Must be at least 3 feet from side and rear lot lines with a maximum roof overhang of 18 inches.
- Must be setback at least as far back from adjoining streets as the residence.
- Must meet the setbacks required for the residence.

Sheds shall not be located within drainage or utility easements.

## **GENERAL PROVISIONS**

No construction documents are necessary when securing a building permit to construct a residential storage shed unless fire-rating requirements are applicable.

A shed is an accessory structure and shall not be constructed prior to the establishment or construction of the main building to which it is accessory.

City of Woodstock regulations and codes do not require that sheds be constructed on any permanent foundation; however, sheds must be anchored securely to the ground.

A shed shall not be constructed in any public right-of-way.

The City of Woodstock will not get involved in disputes between property owners regarding location of property lines. Such disputes shall be considered entirely as civil matters.

**Sheds located less than 10 feet from a residence:** Must comply with applicable building codes and fire separation requirements of the City of Woodstock – specifically:

- \* All walls must be 1 hour fire- rated (5/8" drywall) if they are less than 3 feet of the residence
- \* Ceiling must have 1 hour fire- rating if any walls are less than 3 feet from the residence
- or,
- \* Fire- rated plywood must be installed 8 feet from the bottom edge of the roof or along the entire roof line if said roof measures less than 8 feet.

## **REQUIRED INSPECTIONS**

Inspections should be scheduled at least 24 hours in advance, by calling the Building & Zoning Department at (815) 338-4305. The following information is needed when requesting an inspection:

- Address of Inspection
- Type of Inspection
- Date and time when inspection is needed
- Building Permit Number

One (1) inspection is required:

- Final: After the shed is completed.

*Revised 09/15*