

# Storage Shed Requirements

**Building Division**  
**Community Development Department**  
100 North Island Avenue  
Batavia, IL 60510-1931  
Tel: 630-454-2700 - Fax: 630-454-2775  
[www.cityofbatavia.net](http://www.cityofbatavia.net)

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*Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 5 PM at (630) 454-2700.*

This is a summary of the City of Batavia requirements for storage sheds. This is intended to interpret and explain the ordinances and policies but does NOT represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

4/2020

## **Before Starting**

1. A storage shed is defined as an accessory structure under Batavia's Zoning Code. An accessory structure of 120 square feet and less is considered a storage shed.
2. A building permit is required for all storage sheds, no matter what type or size.
3. Sheds, when not attached to the primary structure, shall comply with accessory building setbacks established in the City of Batavia Zoning Code. Please verify your property zoning and setbacks with the Community Development Department.
4. Storage sheds may not be placed on utility or drainage easements.
5. Maximum height for a shed is 10', measured from the finished floor to the main roof eave.
6. Any shed that is five feet (5') or less from the principal structure shall meet one hour fire resistance construction from both sides of the storage shed walls, unless the storage shed is constructed entirely of metal or other non-combustible components.

## **Application Procedure**

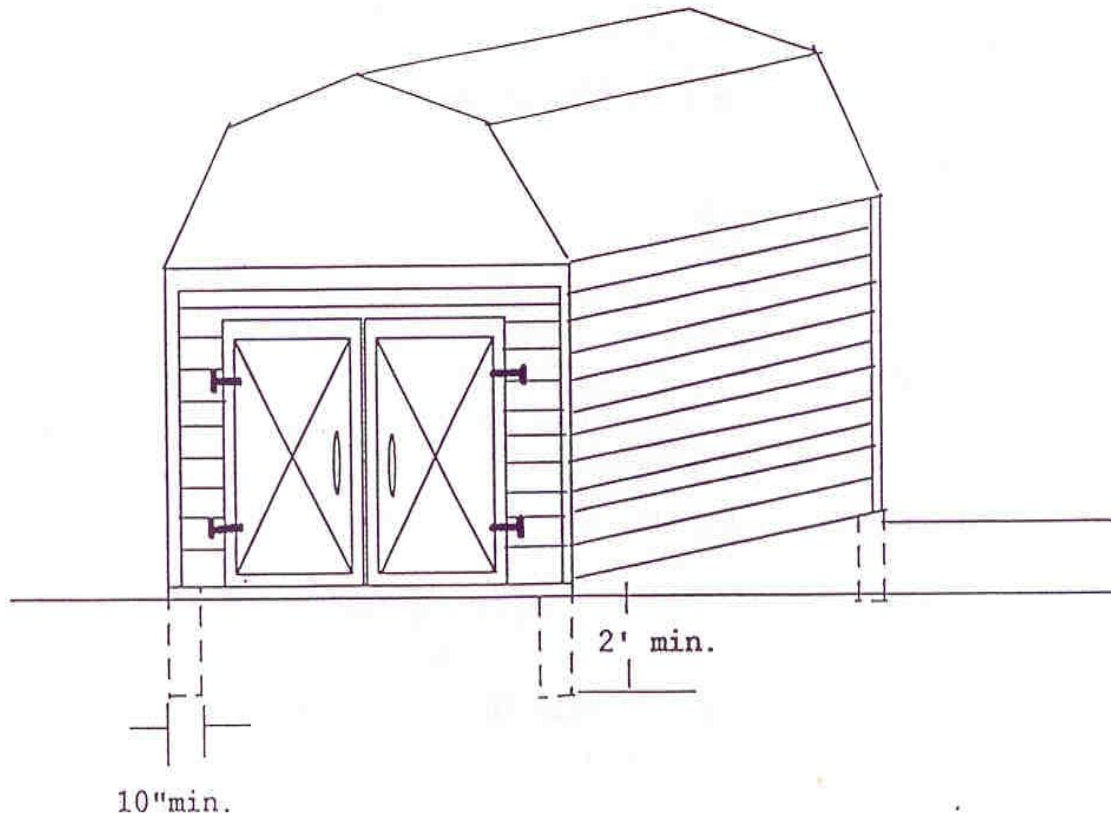
1. Submit a completed Building Permit Application to the Building Division of the Community Development Department.
2. Pay required minimum submittal fee.
3. Attach two (2) copies of drawings to the application showing the construction details, see attached sample.
4. Attach two (2) copies of the plat of survey showing the location of the shed, setbacks to property lines, easements and all utilities (electric, gas, phone, sewer, water, etc.) (sample attached) Survey shall be to scale, not reduced or enlarged when copied.
5. Attach one (1) copy of contractor's contract for valuation purposes. If no contract is submitted or the property owner is acting as the contractor, the current ICC Building Valuation Data cost per square foot will be used.

## **Homeowner/Contractor Responsibilities**

1. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities (Dial 811 or visit [www.illinois1call.com](http://www.illinois1call.com))
2. Schedule the required inspections with the City of Batavia Building Division at least 48 hours in advance to insure that we can meet your schedule.
3. Make sure that the work is ready for inspection before the inspector arrives. To avoid a re-inspection fee, please cancel the inspection if the work is not ready.
4. **ALL PERMITS SHALL CONCLUDE WITH A FINAL INSPECTION.**

## **Sample Construction Details**

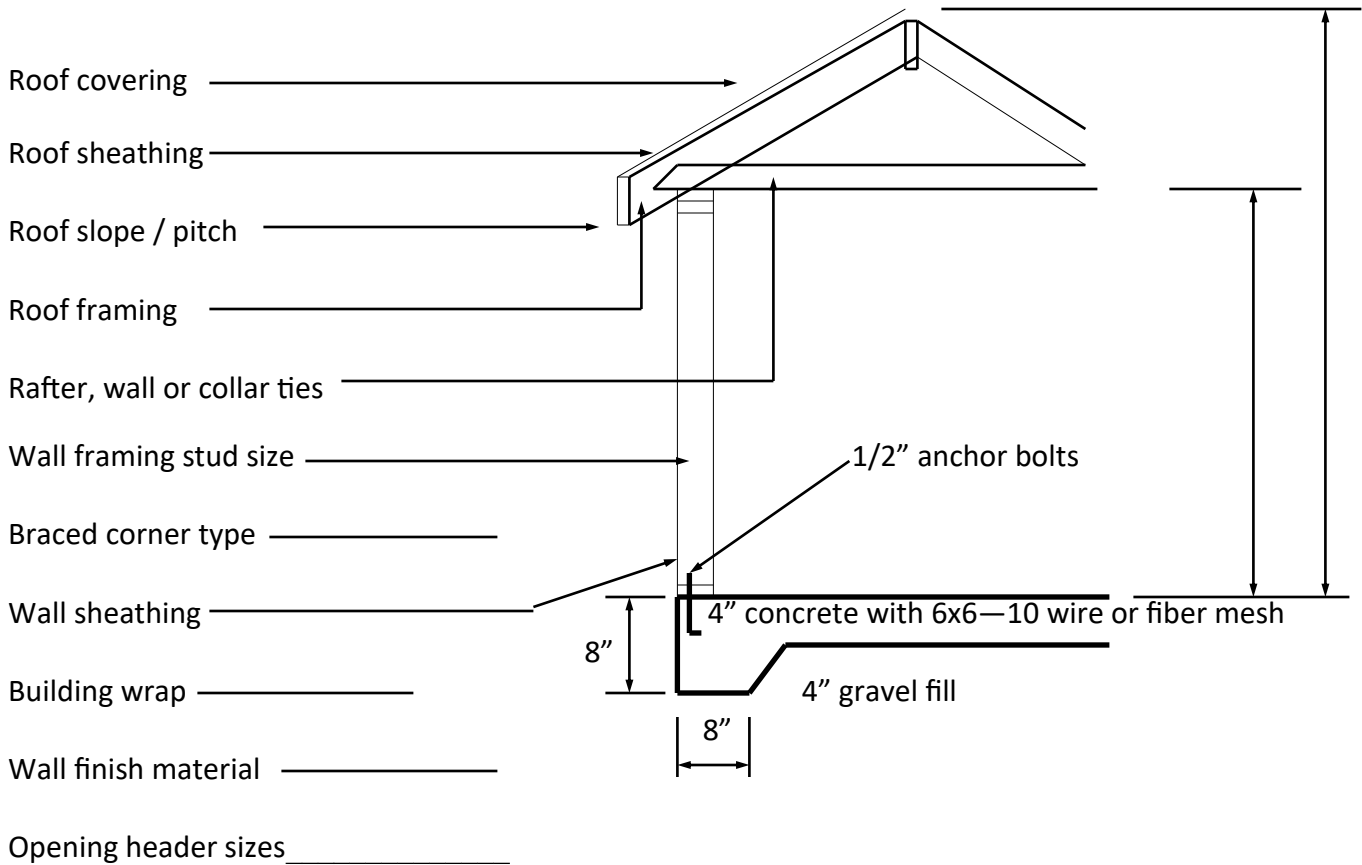
Front and Side Elevation  
*(not to scale)*



Shown above is a composite drawing of elevations of the storage shed to be built. Also acceptable are drawings of each separate elevation (each side of the shed).

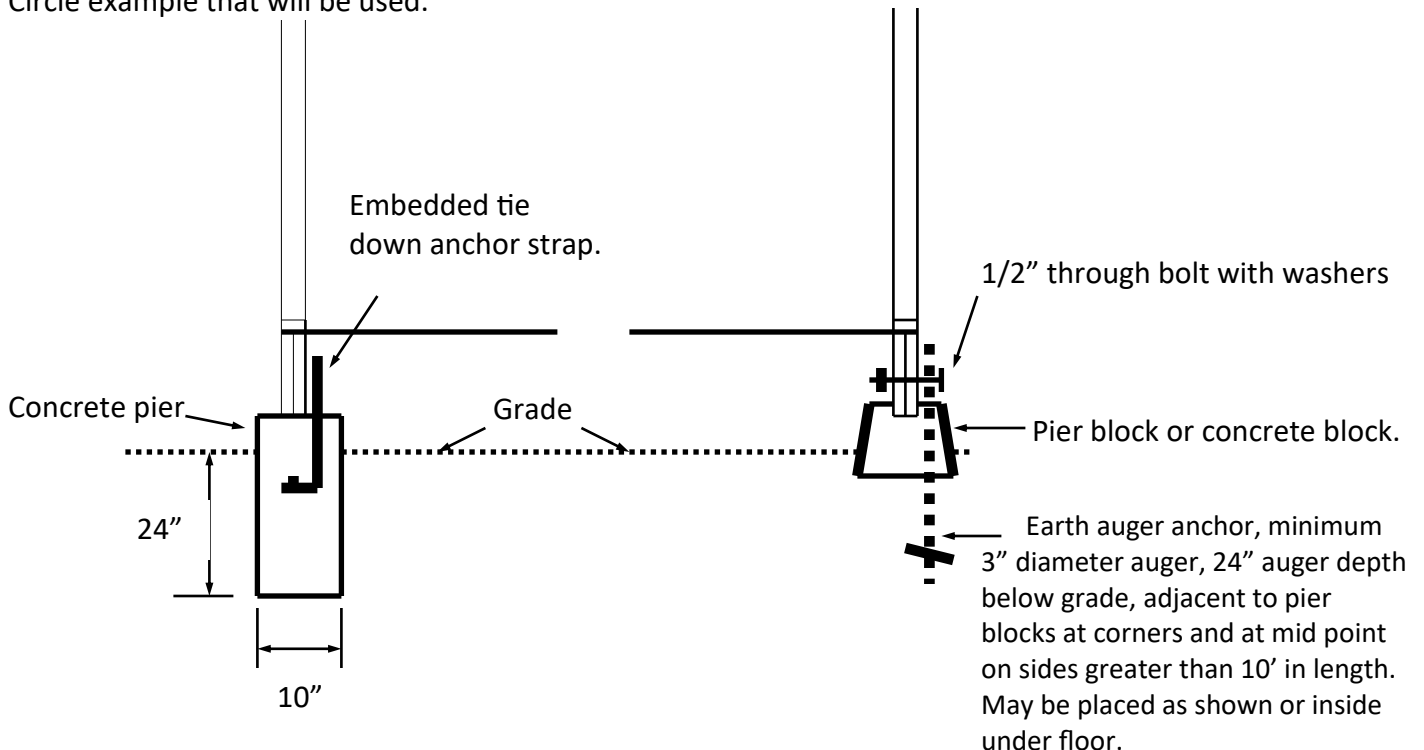
## Wall and Roof Section

### INDICATE DIMENSIONS AND MATERIALS

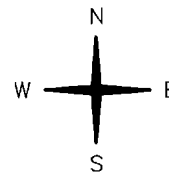


### OPTIONAL STORAGE SHED FOUNDATION TYPE(S):

Circle example that will be used.



# PLAT OF SURVEY



SCALE: 1" = 20 FEET

LOT IN BLOCK IN SUBDIVISION UNIT NO. 1, BEING A PART OF THE SOUTH 1/2 OF SECTION , TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

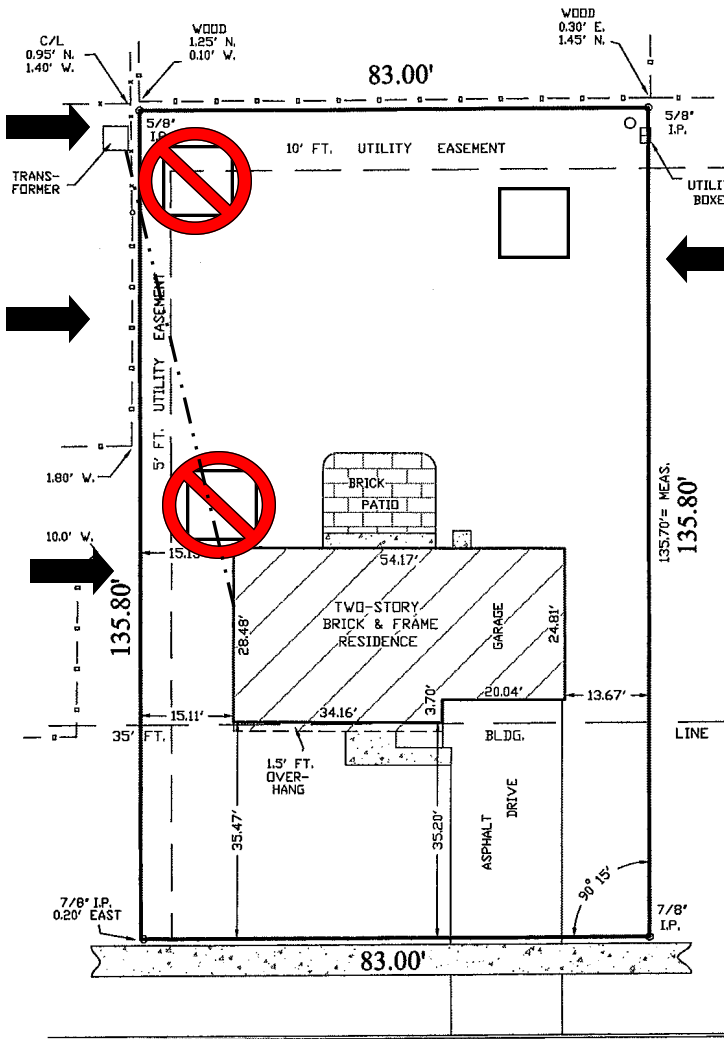
Electric Line - - - - -

Easement - - - - -

Shed cannot be placed on easements

Shed cannot be placed on or under electric services

Shed cannot be closer than 5 feet to the residence



Shed's location outside of easements and at the allowed setback

AVENUE

R.D.W. = 66'

STATE OF ILLINOIS)  
COUNTY OF KANE) SS:

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. \_\_\_\_\_  
EXPIRES \_\_\_\_\_



ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

DATED: AUGUST 2012  
PREPARED FOR: \_\_\_\_\_  
PROPERTY ADDRESS: AVENUE  
BATAVIA, ILLINOIS  
SURVEY ORDER NO: \_\_\_\_\_

INDICATES FOUND STAKE ○ CHAIN LINK FENCING - - - - -  
INDICATES SET STAKE ● WOOD FENCING - - - - -  
INDICATES CONCRETE [Pattern]