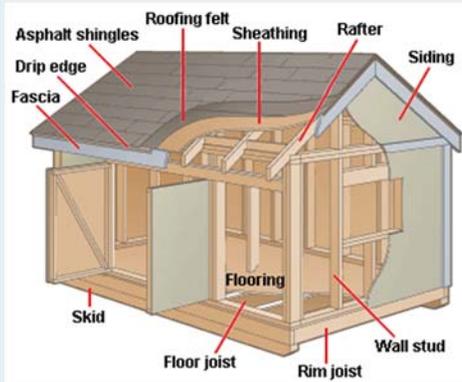


The construction of a new garage, shed, gazebo or other accessory building requires a city building permit. Improvements or additions to existing structures may require a permit. Application for a permit includes the submittal of a site plan and a set of building plans. Please allow 48 hours for review and approval of plans.



This handout is written as a guide to common questions and problems. It is not intended nor shall it be considered a complete set of requirements.



Residential Accessory Structure



City of East Peoria

**Buildings & Inspections
101 Commercial Drive
East Peoria, IL 61611
Phone: 309-427-7759
www.cityofeastpeoria.com**

Requirements:

1. An accessory structure may not be constructed on a vacant lot prior to the construction of the primary structure.
2. **Only two** (2) accessory structures are allowed per building lot and the combined footage is **not to exceed 1,250 sq. ft.**
3. The maximum height of any accessory structure is the lesser of: twenty-one (21) feet or the height of the principal structure.
4. The combined square footage of all structures may not exceed 40% of the lot area.
5. The construction of an accessory structure having in excess of 150 square ft. must be consistent with the construction of the primary structure.

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6. Under no circumstances shall an accessory structure be used as a dwelling unit. Each residential building lot is allowed only one principal structure unless zoned otherwise.

7. A separate electrical permit is required if electricity is planned for the accessory structure.

8. If existing structure is to be removed, a demolition permit is required.



Setbacks:

1. No accessory structure may be located in the established front yard or the required minimum side yard of the primary structure.
2. If located in the rear yard the accessory structure must be at least five (5) feet from any side lot line and five (5) feet from the rear property line. If the property is located on an alley an additional setback may be required.
3. Corner lots are considered to have two front yards and must meet front yard setback requirements from each street right-of-way.
4. No accessory structure (including swimming pools) may be located closer to any street than the principal structure.