



ACCESSORY BUILDINGS AND STRUCTURES - FACT SHEET -



An Accessory Building/Structure is one which:

- Is subordinate to and serves a principal building; and
- Is subordinate in area, extent, or purpose to the principal building served; and
- Contributes to the comfort, convenience or necessity of occupants of the principal building; and
- Is located in the rear yard or side yards, and on the same zoning lot as the principal building served, except as otherwise indicated in this code.

If an accessory structure is attached to a principal (i.e. attached garage), it is required to conform to the code requirements for said principal structure.

Location

An accessory building may not be located in a front yard. An accessory tool shed, storage building, and detached garage shall only be located in a rear yard. In the rear yard an accessory building may be located no less than three-feet from an interior lot line and no less than five-feet from the rear lot line.

On a reversed corner lot, no accessory building shall be located in the front yard, if extended, of the adjacent property to the rear. When this requirement will make it impossible to build, it will be permitted to construct an accessory building no closer to the side lot line abutting the street than two-thirds the required front yard on the adjoining lot. In no case shall it be permitted to construct an accessory building beyond the building line established for the main building.

Maximum Size and Height of Accessory Buildings

Detached Garage: 720-sq. ft.

Shed: 300-sq. ft.

Height: No accessory building or portion thereof located in a rear yard shall extend more than 15-feet above grade.

Other Requirements for Detached Garages

- Floor Area in excess of 400 square feet shall be included in the Maximum Floor Area Ratio.
- Floor Area Bonus for Detached Garages. In determining the floor area ratio for lots having a detached garage and no other garage, 100% of the floor area of the detached garage shall be excluded from the FAR calculation. A FAR bonus for a detached garage shall only be allowed if there are no other garages on site, if the structure is architecturally compatible with the principal dwelling unit, and if 50% or more of the existing homes that both front on the same side of the street and are contained between two adjacent streets which intersect that street also have detached garages.
- Where a detached garage is located in the rear yard, the side drive shall be a minimum of ten feet wide as measured from the exterior wall of the house to the lot line.

Other Requirements

- No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- No accessory building or buildings shall occupy more than 40% of the area of a required rear yard.

This fact sheet is not intended to be a complete summary of zoning information nor is it intended to replace the Zoning Ordinance. Please refer to the Zoning Ordinance for more information, which can be found on the Village's website at www.vah.com. Whenever there might be a discrepancy between the information provided on the fact sheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply.

**VILLAGE OF ARLINGTON HEIGHTS - 33 SOUTH ARLINGTON HEIGHTS ROAD
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS 60005
Phone: (847) 368-5200 – Fax: (847) 368-5988**