

## ORDINANCE NO. 25-2003

### AN ORDINANCE AMENDING CHAPTER 5, BUILDING AND BUILDING REGULATIONS, BY CHANGING SECTION 5-304, UTILITY OR STORAGE SHEDS, OF THE EVERGREEN PARK MUNICIPAL CODE

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

#### Section 1

That Section 5-304, Utility or Storage Sheds, of Chapter 5, Building and Building Regulations, of the Evergreen Park Municipal Code be changed to read as follows:

#### **Sec. 5 – 304. Utility or storage sheds.**

- a) *Zoning Code.* All utility or storage sheds must be located and constructed in compliance with the provisions of the Evergreen Park Zoning Code. The regulations in this division are in addition to any zoning regulations.
- b) *Maximum Size.* No utility or storage shed shall exceed 3% of the lot area on which it is constructed provided however that a utility or storage shed of 144 square feet shall be allowed on a zoning lot and provided further that no utility or storage shed shall exceed 350 square feet.
- c) *Maximum Dimension.* No utility or storage shed can exceed 20 feet in width or depth.
- d) *Door Height.* No door or opening can exceed 8 feet in height.
- e) *Utility or Storage Shed Height.* No utility or storage shed shall exceed 12 feet in height.
- f) *Location.* No utility or storage shed shall be located closer than 10 feet to any structure. No utility or storage shed shall be erected within 3 feet of any side yard or rear yard lot line, or in any manner that a portion of the utility or storage shed extends forward of the rear or the principal structure on the lot. No utility or storage shed shall be attached to the principal structure on the lot. A utility or storage shed may be attached to the rear of a detached garage provided that the construction of the shed area (including shingles) is of the same material and design as the garage.
- g) *Multiple Utility or Storage Shed.* Only one utility or storage shed is permitted per zoning lot.
- h) *Construction Standards.* Floor construction shall be of Portland cement concrete to which the utility or storage shed shall be bolted. No utility or storage shed shall have garage-type doors which allow for access from an alley or driveway. Utility or storage sheds shall be constructed to harmonize with the surrounding residential properties as determined by the Building Commissioner.

Shed concrete pads need to be 4” deep.