



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 870-5675

Email: permit@mountprospect.org

Shed Supplement

PERMIT SUBMITTAL REQUIREMENTS ONLINE OR IN PERSON

- APPLY ONLINE** go to www.mountprospect.org/permits upload the documents listed below
- IN PERSON** bring our permit application completed and signed by homeowner plus
- 1 Copy of the plat of survey with the location of shed clearly marked and distance to rear and side property lines clearly indicated.
- Need cut sheet of shed if it's a kit, must include height or IF built from scratch detailed plans and material list. Must also include roof pitch and overall height.

RESIDENTIAL SHED REGULATIONS (Sec. 14.306, Chapter 14)

A permit may be granted only if the proposed shed is in compliance with the provisions of the Village Code. Please refer to the Village Code for the complete regulations. The following provides a brief overview.

Area

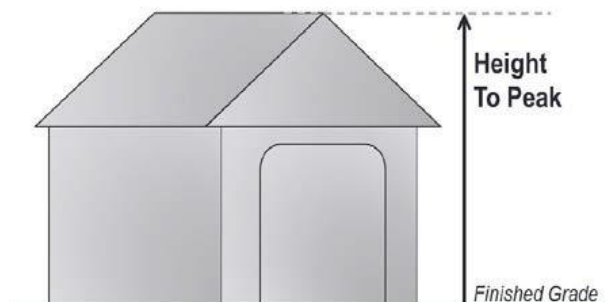
- A shed may be no larger than either 2% of the lot area or 200 square feet, whichever is smaller.

Roof Pitch

- A minimum of 3:12 roof pitch is required.

Height

- The maximum height permitted for a shed is 10' as measured from the finished grade to the roof peak. (See diagram below)





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Location

- A minimum of 3' separation from the principal structure is required.
- Sheds are not permitted in front yards or exterior side yards.
- Sheds may be installed in the rear and interior side yards, provided the following setbacks are met:
 - On lots 55' in width or less, sheds must be set back 3' from any interior side or rear lot line.
 - On lots greater than 55' in width, sheds must be set back 5' from any interior side or rear lot line.
- A shed may not be placed on any Village utility or easement.
- A shed may not be utilized to store motor vehicles or as office, work, or living space. The storage of household items, equipment necessary to maintain the primary structure and surrounding property, and small recreational equipment is permitted.

Base and Anchorage

- Prefabricated sheds shall be constructed upon a moisture and vermin resistant as provided or specified by the manufacturer. In addition, the shed and base shall be anchored to the ground using helical anchors or other methods as approved by the manufacturer.
- Custom or hand built sheds shall be constructed on a 4" minimum thickness concrete slab, poured over a 4" minimum thickness compacted stone base. 1/2" steel anchors at 6'-0" on center maximum and within 1'-0" of all base plate ends shall be used to anchor the shed to the concrete base.
- A wood framed floor supported by frost depth concrete piers can be used as a shed base. All members of the base shall be designed to meet the requirements of the residential deck supplemental handout and be constructed of naturally or chemically treated decay resistant wood members.
- Any portion of the base that is above the finished grade will count toward the overall structure height measurement.