

# VILLAGE OF WAYNE

5 N 430 RAILROAD STREET  
PO Box 532  
WAYNE, IL 60184

## BUILDING & ZONING DEPARTMENT

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## VILLAGE HALL HOURS

MONDAY-THURSDAY  
8:00 AM - 12:00 NOON

### **RESIDENTIAL ACCESSORY STRUCTURE: DECK / BALCONY**

#### **Permit Application Submittal Requirements:**

1. Completed Application for Permit form.
2. Initial minimum Application Fee: \$100.00  
Note: The total permit fee may exceed the initial application fee. The balance will be due at time of permit issuance. Village fee schedule is available upon request.  
Road Bond: \$5000 refundable deposit, if applicable.
3. Two (2) copies of Plat of Survey showing the following:
  - a. Legal property description.
  - b. Location of principle building and any other existing accessory buildings/structures on the property.
  - c. Location of proposed accessory deck or balcony structure with distances from lot lines and easement lines. Include all exterior footprint dimensions of the proposed structure.
  - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 100' of the proposed structure site.
  - e. Location of the proposed accessory structure shall not block any natural drainage.
4. Three (3) copies of construction drawings showing the following:
  - a. If required by the Director of Building & Zoning, proposed structure drawings shall be signed and sealed by an Illinois licensed architect.
  - b. Proposed building materials, dimensions (i.e. structure size, height), complete drawing(s) detailing construction for the proposed structure.
5. Contractor(s) License and Certificate of Liability Insurance:
  - a. Electrical Contractor, if applicable.
  - b. Mechanical Contractor, if applicable.
  - c. Plumbing Contractor, if applicable, with letter of intent.
6. Health Department approval of proposed work (Municipal Site Evaluation):  
DuPage County Health Department: 630-682-7400  
(request an Environmental Health Specialist)  
<http://www.dupagehealth.org>  
Kane County Health Department: 630-208-3801 or 847-888-6450  
<http://www.kanehealth.com>
7. Homeowners Association approval, if applicable.
8. Historic Sites Commission approval, if applicable.

### **Residential Accessory Buildings, Structures and Uses – Village Zoning Code Regulations:**

An accessory use deck structure attached to and supported, partially or wholly, by a principal residence building shall comply with the residential zoning district setback and permitted obstruction regulations applicable to the principal residence building [Village Code Section 10-3-7].

A detached accessory use deck structure shall be located only in the REAR yard, between the minimum required side yards, and shall be a minimum distance from the rear lot line that is equal to the minimum required side yard for the Zoning District in which it is located [Village Code Section 10-3-5 B.].

Permitted Uses and Purposes for Accessory Buildings and Structures in Residential Areas shall comply with Village Code Section 10-3-5 I.

### **Residential Zoning District Setback Regulations:**

- W-1** Two (2) side yards, each side yard not less than 50' in width, except that on a corner lot a side yard adjoining a street shall be not less than 100' in width [Village Code section 10-7A-4 B.].
- W-2** Two (2) side yards, each side yard not less than 30' feet in width, except that on a corner lot a side yard adjoining a street shall be not less than 60' in width [Village Code section 10-7B-4 B.].
- W-3** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot a side yard adjoining a street shall be not less than 40' in width [Village Code section 10-7C-4 B.].
- W-4** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot, a side yard adjoining a street shall be not less than 40' in width [Village Code Section 10-7D-4 B.].
- W-5** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot, a side yard adjoining a street shall not be less than 40' in width [Village Code Section 10-7E-5 B.].

### **Minimum General Construction Requirements [Village Code Section 8-1-2 (2018 IRC)]:**

- 1. Frost Footings** minimum **42" in depth** are required for any deck that is to be attached to a building or structure that has frost footings for support.
- 2. Minimum Live Load** of **40 pounds per square foot** support requirement. **Note:** Some deck designs may not be appropriate for installation of screened-in enclosures, arbors or trellises, gazebos or fixed equipment at a future date.
- 3. All deck materials** used in construction are required to be of approved wood of natural resistance to decay, approved treated wood, or other approved decay resistant material.
- 4. Weatherproof flashing and sealant** is required at all connections between the deck or balcony and the principal residence building.
- 5. Guardrails** are required on all decks, balconies, and open sides of stairways that are 30" or more above grade. Guardrails must be 36" minimum in height and have intermediate rails or closures that will not allow passage of an object 4" or more in diameter, and shall not be constructed with horizontal rails or ornamental pattern resulting in a ladder effect.
- 6. Handrails** required on at least one side of stairways of 4 or more risers.
- 7. Stairways** shall not be less than 36 inches in clear width.
- 8. Weed barrier** with gravel cover required under deck construction, where applicable.