

**WHEN APPLYING
FOR A DETACHED
ACCESSORY
STRUCTURE BE
SURE TO BRING:**

- Application
- Plat of Survey
- Site Plan
- Construction Plans
- Septic layout or Health Department Approval.

Visit our website for application and more detailed information.



McHenry County
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**DETACHED ACCESSORY
STRUCTURES**

GENERAL INFORMATION FOR DETACHED STRUCTURES

In unincorporated McHenry County, a permit is required to construct any residential accessory structure greater than 150 sq. ft. Accessory structures 150 sq. ft. and less that are located out of the floodplain or wetlands and comply with all requirements of the McHenry County Unified Development Ordinance & Stormwater Ordinance does NOT require a permit. Rebuilding an existing accessory structure over 150 sq. ft. will require a new permit since codes and material loading capabilities change over time.

If you have any questions, contact our office prior to the start of any work.



Basic Design Criteria

General code requirements include but are not limited to:

- Roof design ground snow load must be minimum 30 lbs. per square foot (psf) Wind load is 115 MPH (3 second gusts)
- Electrical installed in unfinished and unheated accessory buildings have all receptacles protected with GFCI protection.
- Detached garages are required to have a service door.
- All accessory buildings must be anchored to the ground.
- Unconditioned (non-heated) accessory buildings will **not** require ice & water shield protection on the roof.
- The overall height of accessory buildings are determined by the property's zoning classification and measured from the finish grade to the peak of the roof.



General Information

The cost of a building permit is a flat fee for Accessory Structures plus additional flat fees added for electrical, mechanical or plumbing. See fee schedule on departmental website.

Inspections will be determined based upon the scope of the construction. The type and scope of inspections will be determined during the review process and noted on the approved permit for your information.

Setbacks from the property lines must comply with the McHenry County Unified Development Ordinance. Setbacks from a property line abutting a road/street are determined by the zoning classification of the parcel.

All setbacks are measured to the wall of the building. Separation distances from structure to structure is 5'-0" and measured from wall to wall of each building.

(*Agricultural buildings) may qualify for "Ag Exempt" status depending upon the property's zoning classification and the intended use of the building. An affidavit would be required to be filled out and kept on file within our department. These building are only allowed to store agricultural items per the State Statutes.