

# DUPAGE COUNTY REGULATORY SERVICES DIVISION

## Zoning Permit Frequently Asked Questions

Frequently asked questions regarding Zoning regulations for the UNINCORPORATED areas of DuPage County

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What is my property [zoned](#)?

To find out the zoning district or designation for your property, call Regulatory Services Division at 630.407.6700. Please have your permanent parcel number (PPN) available so the staff will be able to find your lot on the maps. Or you can click [here](#) to check the zoning designation or district on-line.

Do I need a [permit](#)?

Virtually every improvement on a residential lot requires some sort of permit – fences, decks, swimming pools (above ground and in-ground), garages, sheds, stables, short wave antennas, patios, terraces, retaining walls, digging or filling on a pond, etc. If in doubt about a particular improvement, call the Regulatory Services Division at 630.407.6700.

What about junk and [debris](#) on my neighbor's lot?

The Zoning Ordinance also prohibits the accumulation of household or landscape waste on properties. Violations can be reported to the Regulatory Services Division at 630.407.6700.

What can be done about the [junk](#) car on my neighbor's lot?

An inoperable vehicle must be stored inside a completely enclosed building or may be stored outside within the buildable area of the lot (not in the required front, side or rear yards) for a period not to exceed six months. An inoperable vehicle is any motor vehicle from which the engine, wheels, or other parts have been removed, or on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own power. This does not include a historic vehicle over twenty-five (25) years of age or a motor vehicle which has been rendered temporarily incapable of being driven under its own power in order to perform ordinary service or repair. Call the Regulatory Services Division at 630.407.6700 to report any violation. You are not required to give your name.

How many [cars](#) can I have on my property?

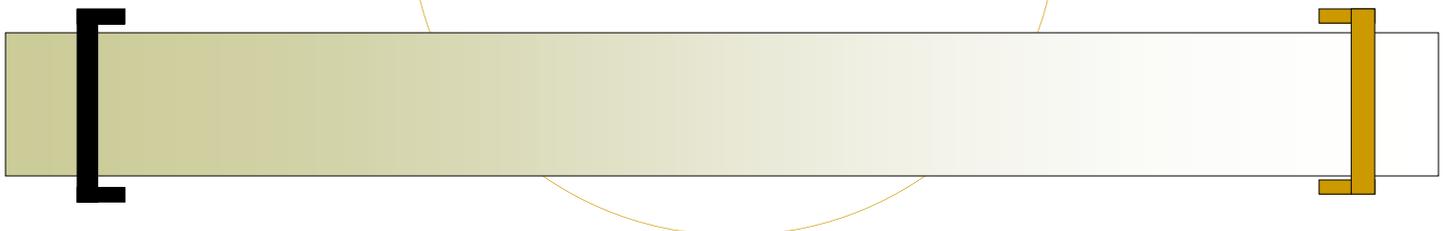
The Zoning Ordinance allows a maximum of six motor vehicles on a residential lot, excluding recreational vehicles. The motor vehicles can be of the First Division – sedans, station wagons, minivans, etc. – and of the Second Division with a gross vehicle weight rating of eight thousand (8,000) pounds or less (B plate). This would include most pick-up trucks, full-size vans, etc.

Can I park my [commercial](#) vehicle on my lot?

One commercial vehicle (company name and logo on the side, ladder racks, tool boxes, etc.) may be parked on a residential lot. The vehicle may be of the First Division or of the Second Division with a gross vehicle weight rating of eight thousand (8,000) pounds or less (B plate).

Where can I park my [recreational](#) vehicle?

Recreational vehicles may be parked in a completely enclosed building (a garage) or outside as long as they are parked behind the front wall of the house in the buildable area of the property. For common single family residential zoning districts in the unincorporated area, the buildable area is as follows: the front yard setback is thirty (30) feet; the rear yard setback is twenty-five (25) feet; and the corner side yard setback (a corner lot) is thirty (30) feet. The interior side yard setback varies based on the average width of the lot. To find out what the required setbacks are on your lot, call the Regulatory Services Division at 630.407.6700.



How many recreational [vehicles](#) can I have on my lot?

The Zoning Ordinance does not regulate the number of recreational vehicles you can have if they are stored inside a garage or shed. If they are stored outside on your lot, the area occupied by the recreational vehicles can be no larger than five percent (5%) of the gross area of the lot with an upper limit of five hundred (500) square feet. For instance, a ten thousand (10,000) square foot lot could have an area of five hundred (500) square feet covered by recreational vehicles. An eight (8) foot by twenty-one (21) foot motor home covers only one hundred sixty-eight (168) square feet.

I want to build a [garage](#) (or shed). How large can it be?

There is a limit to the area of accessory buildings (detached garages, shed, pool changing house, etc.) that can be placed on a lot. Any lot with an area of forty thousand (40,000) square feet or less may have six hundred fifty (650) square feet of accessory buildings. If the house does not have an attached garage, the lot may have an additional two hundred (200) square feet of accessory buildings. When the lot has more than forty thousand (40,000) square feet, the amount of accessory building area is based on a percentage of the total lot area. Call the Regulatory Services Division at 630.407.6700 to find out how large your accessory buildings can be.

Can I have a [horse](#) on my property?

The Zoning Ordinance requires that you must have a lot area of at least forty thousand (40,000) square feet to have on horse. To have two horses, the lot area must be sixty thousand (60,000) square feet. Each additional horse requires an additional twenty thousand (20,000) square feet of lot area.

How large of a [stable](#) can I have?

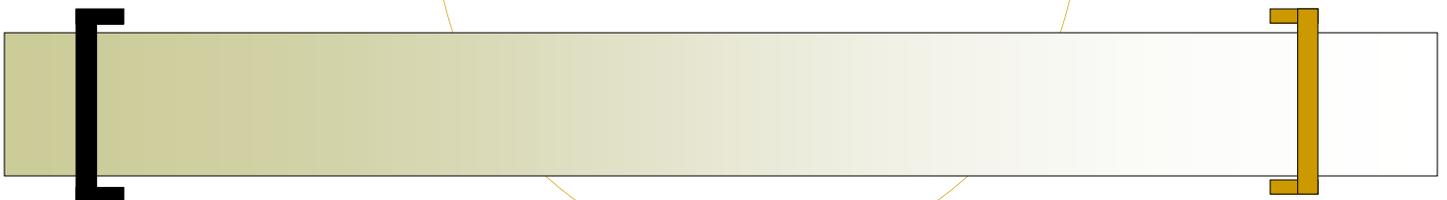
The allowable building area for a stable is not part of the accessory building area described above but is figured separately. Any stable may have an area of five hundred fifty (550) square feet. When you have three or more horses, the stable space is limited to no more than two hundred seventy-five (275) square feet per horse.

What kind of a [fence](#) can I build and where can I put it?

The required front yard for most single family homes in the unincorporated area is thirty (30) feet. Within that area a fence can be no higher than four (4) feet and must be an "open" fence. For example, a chain link fence is an open fence. Elsewhere on the lot a fence can be no taller than six (6) feet high and may be of any type – open, solid, board on board, etc.

Can I build in a utility [easement](#)?

Utility easements are commonly found along the side and rear lot lines of single family houses. The purpose of a utility easement is to provide space for sewers, drainage, telephone lines, electrical lines, cable TV, etc. All utility companies, public or private, which have the right to use the utility easement, must give their approval before any accessory building can be built in an easement. It is the property owner's responsibility to contact the utility companies for their approval and an affidavit signed by the property owner and notarized is required by the Department of Economic Development and Planning before the issuance of a building permit. If you want to build a fence in a utility easement, call the Regulatory Services Division at 630.407.6700. They issue fence permits and can give you all the information you will need.



Can I run a [business](#) in my home?

The Zoning Ordinance allows one home occupation in a dwelling unit. There are a number of rules which must be followed. Examples of these are: not outside employees, not home occupation allowed in a garage or detached accessory structure, no more than twenty percent (20%) of the area of the house used for the home occupation (with a maximum of four hundred (400) square feet regardless of the size of the house), no separate entrance, etc. As an example, you are allowed to repair your own motor vehicles on your lot, but you are not allowed to run an auto repair shop out of your garage. You are allowed to make items in your home – for example dolls to sell at fairs and flea markets – but you are not allowed to sell them from the house itself. To find out what all the home occupations are, call the Regulatory Services Division at 630.407.6700.

Can I take care of [children](#) in my home?

The County Board passed an amendment to the Zoning Ordinance which will allow you to run a day care home as a Permitted Use in the unincorporated area. There are certain regulations which apply, such as receiving no more than eight (8) children under the age of twelve (12) including your own children and having no outside employees. If you receive more than eight (8) children under the age of twelve (12) or have outside employees, this a Conditional Use in the Ordinance and requires a hearing before the Zoning Board of Appeals. When you establish a day care use in your home, there are certain standards which you must satisfy. Call the Regulatory Services Division at 630.407.6700. They have all the information you will need.

My neighbor is filling part of his property with dirt which may cause [water](#) to pond on my property. What can I do about it?

State law prohibits damming up a stream or drainage swale to prevent off-site from draining onto your property. Most filling or excavating work done on a residential property requires a permit from the Department of Economic Development and Planning before starting to move dirt. To be on the safe side, you should assume that the earth moving on your property will require a permit. Call the Regulatory Services Division at 630.407.6700 to get all the information you will need to submit for a permit.

Can I burn grass clippings and [leaves](#)?

Open and uncontrolled burning of any landscape waste in unincorporated DuPage County is prohibited. Landscape waste includes, but is not limited to, cuttings from grass and shrubbery, weeds, leaves, tree limbs and other materials resulting from the care of lawns, shrubbery, vines and trees. Call the Regulatory Services Division at 630.407.6700 for more information concerning alternative methods of disposing of landscape wastes. If you are being “smoked out” by a fire in the neighborhood and need some fast relief, call the County Sheriff’s Office at 630.407.2400.

Am I responsible for [violations](#) created by a previous owner?

Please be aware that all zoning and building code violations are the responsibility of the current owner of the property when the violations are discovered. The violations “run with the land”, even if the violation occurred 20 or more years ago. When the county inspector has determined that a zoning or building code violation exists, the current owner is responsible for correcting the violation. For information about building code violations call the Department of Economic Development and Planning, Regulatory Services Division at 630.407.6700.

