



Community Development
Department

PATIOS, SIDEWALKS AND STOOPS

Permit Procedure:

1. Submit a completed permit application.
2. Submit a copy of the plat of survey showing the proposed location of the patio, the overall dimension and the distance from the lot lines.
3. If a contractor is used, s/he must be licensed by the Village.

Zoning and Building Requirements and Specifications:

*Please note that these specifications are general and **not** comprehensive. Additional changes or suggestions may be made by the inspectors at the time of the site check in order to ensure that all construction is performed to code.*

1. Patios are considered **detached** accessory structures.
2. Patios must be located in the rear or corner side yard and must be a minimum of five feet (5') from the property lines. All accessory structures, including patio, cannot cover more than thirty percent (30%) of rear yard.
3. Sidewalks five feet (5') and under, are allowed in all yards and may extend to the property line. Steps or ramps not over four feet (4') wide and perpendicular to the principal structure, which are necessary for access to a permitted building or for access to a zoning lot from a street, are permitted to encroach into a required yard.
4. A patio or retaining wall over eighteen inches (18") above grade requires a railing along its entire length; minimum railing height is thirty-six inches (36").

Installation Specifications:

1. All exterior concrete shall be a minimum of a six bag mix. Hand mixed concrete is not permitted.
2. All vegetation, black dirt and construction debris must be removed and disposed of properly. Any drainage swales on the property must be maintained and cannot be filled at any time.
3. A four inch (4") minimum of gravel is required for a base. Pea gravel is not allowed.
4. Six-by-six wire mesh shall be installed in the center of the four inch (4") concrete pour.
5. Expansion joists shall be used against the building and existing walks in concrete patios.
6. Concrete patios shall have scored control joints in sections no larger than eight feet by eight feet (8'x 8') to control cracking. The control joints shall be a minimum of 3/4" deep.

7. In order to cure properly and obtain maximum strength, concrete patios should not be installed from November 15th to April 15th.
8. Paver bricks may be used instead of concrete for the installation of patios. However, please note that “patio stones” are not permitted.

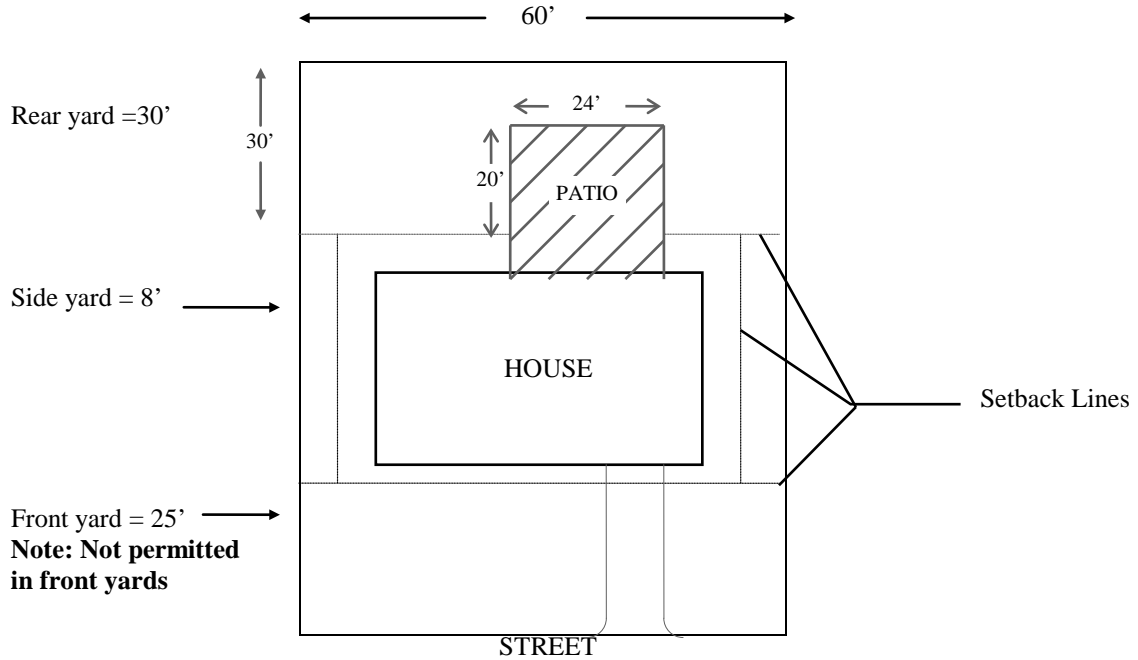
Inspections:

1. A site check inspection is required prior to permit approval.
2. An inspection is required prior to pouring the concrete after the gravel and mesh have been installed.
3. A final inspection is conducted when all work is completed. Please note that all inspections require a twenty-four (24) hour notice.

Revised 01/2014

Required Setbacks and Lot Coverage

Please note that all detached accessory structures must be located in the rear yard, five feet (5') from any lot line, must not be located on any easement and cannot occupy more than thirty percent (30%) of the required rear yard.



$$\frac{\text{Paved Area w/in Req. Yard}}{\text{Required Rear Yard Area}} = \frac{20' \times 24'}{60' \times 30'} = \frac{480 \text{ sf}}{1800 \text{ sf}} = 26.6\% \text{ (Max. 30\%)}$$