



Building Department
98 E. Third St.
Manteno, IL. 60950
Phone 815-929-4803
Fax 815-468-8240

RESIDENTIAL GARAGES

BUILDING PERMIT

A building permit is required **before** construction begins.

CONTRACTOR LICENSING

All contractors who work in the Village must be licensed.

Information to be submitted when applying for permit:

1. _____ A plat of survey or accepted equivalent.
2. _____ Indicate location and dimensions of all existing structures on plat.
3. _____ Indicate location and dimensions of garage. Length, width & height
4. _____ Submit material list and layout.

Garage Policy:

- Garages are allowed in the various residential districts as prescribed in each district and shall be compatible with the principal use.
- Each residence shall be allowed garage space as set forth in this section, whether attached or detached, and all residential garages are subject to the requirements of this section.
- All garages in excess of five hundred (500) square feet shall be constructed on a full foundation.
- Driveways must be constructed as described in the current ordinance. (See driveway handout sheet).

Location:

- Detached garages must be placed behind the primary structure in the backyard or side yard of a corner lot.
- All garages must be located a minimum of 5 feet from any property line.
- No garage shall be placed upon any easement or in such a manner that would impede the neighborhood drainage plan.

Garage Doors:

- Garage overhead doors cannot exceed eight feet (8') in height.
- The maximum amount of a primary structure's front facade which may be devoted to garage overhead doors (and spaces between overhead doors) shall not exceed sixty percent (60%).

Detached Garages:

- A detached garage may be built on a residential lot that also contains an attached garage. Said detached garage must be accessible via an approved driveway, which meets the design requirements of section 9-12-5 of this title, which connects the garage to the street or alley access apron. (See driveway handout sheet).
- Only one detached garage may be built per lot. Said detached garage must be built in a rear yard, and the area of the detached garage may not exceed thirty percent (30%) of the rear yard area.
- The construction of all detached garages shall require the submission of a plat of survey for the lot, which establishes lot lines, easements and drainage issues. No metal sided or pole type detached garages shall be allowed.
- The maximum height of the walls of a detached garage shall not exceed nine feet six inches (9'6").
- The maximum pitch of the roof of a detached garage shall not exceed the predominant pitch of the primary residence's roof, and the roof shall be no higher than the primary residence's roof.
- No detached garage shall be built in such a fashion that the garage may be converted or used as a permanent residence.
- All detached garages less than 500 square feet built on a slab shall be required to have a turned down integral footing a minimum of 12 inches deep and 6 inches wide.

Garage Size Requirements:

- All residential structures in the E-1, R-1, and R-2 zoning districts shall provide a garage having space for storage of a minimum of two (2) passenger vehicles.
- The maximum area of all garages, whether attached, detached, or both, shall not exceed eight hundred sixty square feet (860 S/F) or forty-eight percent (48%) of the total square footage of livable floor area, whichever is greater.

Maximum Lot Coverage:

- In all residential districts, the total lot coverage remains at forty percent (40%); thirty percent (30%) for the primary structure and ten percent (10%) for all accessory structures.

Maximum Area Coverage:

- The total of all buildings, structures, sidewalks, parking areas, or other hard surfaces shall not exceed sixty percent (60%).