



120 N. Main St.
Morton, IL 61550

—
(309) 266-5361

—
zoning@morton-il.gov

—
www.morton-il.gov

Detached Garage
Guidelines &
Information for
R-1 and R-2



Installation Requirements

If you are constructing a new or replacing a garage that meets the side & rear yard setbacks in R-S, R-1 & R-2, the following guidelines apply:

- Only one garage per zoning lot is allowed with a maximum area of 1,000 sq. ft.
- A maximum side wall height of twelve (12') feet
- A maximum roof height of twenty-five (25') feet, or the roof height of the primary structure, whichever is less
- A set back from the sidewalk, or when no sidewalk is present, from the curb not less than twenty (20') feet
- No more than one overhead door not taller than ten feet (10') and not wider than ten feet (10'); and
- One double stall overhead door not taller than eight (8') feet and not wider than twenty (20') feet; OR two single stall overhead doors not taller than eight (8') feet and not wider than ten (10') feet

Installation Requirements Cont.

- No detached garage shall be constructed in the front yard or within the required minimum side yard unless an exception under 10-4-3(D)(7) applies
- No detached garage shall be constructed on a vacant lot or before the primary structure and no portion of a detached garage shall be used as a dwelling
- Must be built using materials similar in composition, quality & design of the primary structure & shall not be constructed using post frame construction, & shall not have metal siding

If you are replacing an existing garage that does not meet the side & rear yard setbacks in R-S, R-1 & R-2, the following guidelines apply:

- The garage shall not exceed twenty-four and one-half feet (24 ½') in width or length and cannot be any closer to the rear or side lot line than the existing garage and in no event shall its wall be closer than two feet (2') or its eaves closer than one foot (1') from the side property line
- Notwithstanding the other provisions of Chapter 4, a driveway for a garage which meets the requirements of 10-4-3 may be located as close to the side property line as is allowed for the garage



Permit Information Cont.

- All work is to be done in compliance with the 2015 International Residential Code.
- A site plan, grading plan, and full set of scaled construction plans are required along with a completed Detached Garage Building Permit Form.
- The applicant will have ninety (90) days from the issue date to start the project. If it is not started within that time frame, the applicant must obtain another permit.
- The permit is valid for three hundred sixty (360) days from the issue date. An inspection will be done at the end of the three hundred sixty (360) days.



Village of Morton Zoning & Code Enforcement Dept.

The Zoning and Code Enforcement Department operates out of the Morton Village Hall Office located at 120 N. Main St., Morton, Illinois.

Office hours are Monday – Friday, 7:30 AM – 5:00 PM. Applicants are encouraged to call ahead for an appointment as members of the Zoning and Code Enforcement staff are often in and out of the office performing inspections and following-up on resident concerns.

Village of Morton Zoning & Code Enforcement Department

120 N. Main St., Morton, IL 61550

Phone: (309)266-5361 Fax: (309)266-5508 Email: zoning@morton-il.gov

SUBMITTAL REQUIREMENTS & INFORMATION FOR A DETACHED GARAGE BUILDING PERMIT

- A completed Detached Garage Building Permit Form.
- A site plan of the lot showing; the proposed structure with dimensions of the structure, all setback dimensions to front, rear, and side property lines and other structures. Include any driveway improvements.
- A grading plan with all structure elevations along with current and proposed grades illustrating drainage flow may be required.
- If applicable, an electrical permit is required in conjunction with the Detached Garage Building Permit. The electrical permit fee is \$200.00.
- All work is to be done in compliance with the 2015 International Residential Code.
- A full set of scaled construction plans that include the following:
 - A Foundation Plan
 - Detailed Wall Sections – Include all construction components
 - A Truss Plan or Roof Framing Plan
 - Exterior Elevation Views of all Four Sides

SITE & PROJECT INFORMATION

NOTE: Meeting the correct setbacks from the property line is the responsibility of the owner/applicant

Site Address or Parcel Number _____

Setback from Front Property Line _____

Setback from Rear Property Line _____

Setback from Side Property Lines _____ & _____

Height – Ground to Peak _____ Structure Width _____ Structure Depth _____

Total Square Footage of Garage _____ Project Cost: \$ _____

PROPERTY OWNER: _____

Email: _____

Address: _____

Phone: _____

Village of Morton Zoning & Code Enforcement Department

120 N. Main St., Morton, IL 61550

Phone: (309)266-5361 Fax: (309)266-5508 Email: zoning@morton-il.gov

GENERAL CONTRACTOR: _____ IF OWNER MARK "SELF"	Email: _____
Address: _____	Phone: _____

ELECTRICAL CONTRACTOR: _____ IF APPLICABLE	Email: _____
Address: _____	Phone: _____

EXCAVATOR: _____ IF APPLICABLE	Email: _____
Address: _____	Phone: _____

CONCRETE CONTRACTOR: _____ IF APPLICABLE	Email: _____
Address: _____	Phone: _____

ROOFING CONTRACTOR: _____ IF APPLICABLE	Email: _____
Address: _____	Phone: _____
License Number: _____	

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Village of Morton Zoning Ordinance. The issuance of this Permit does not allow the violation of Village of Morton Zoning Ordinances or other governing Regulations.

Any changes or alteration in the accompanying submittal subsequent to the issuance of this permit without approval from the Zoning and Code Enforcement Officer shall constitute sufficient grounds for revocation of such permit.

Applicant understands and agrees with the terms of the permit.

Printed Name of Applicant: _____

Signature of Applicant: _____

Signed by the:

Contractor

Agent

Owner

Date: _____