

# Building Codes re. Garage Construction

Masonry garage can be lot line-to-lot line if the building has a 3-foot minimum gang way on either side.

Frame garage has to have minimum 2' on one side and 3' on other side. Except if they are using metal studs, the gyp board is 5/8 (fire rated) and the siding is fire rated.

Garages must have a 2-foot set-back/apron

Parking spaces, enclosed, provided that (attached or detached) garages that are accessed from alleys must be set back at least two feet from the rear property line (this two-foot setback is not required if the garage is located at least 10 feet from the centerline of the alley (17-17-0309 Features Allowed to Encroach in Required Setbacks)

Decks on garage roofs are permitted (no aldermanic approval needed)

Pergolas, arbors and trellises located on rooftops in R Districts are allowed to exceed the maximum building height, provided that:

- (a) on *buildings* less than 80 feet tall, they are set back at least 20 feet from the front *building line*, or in the case of *corner lots*, at least 15 feet from the front and side *building lines*;
- (b) do not exceed 11 feet in overall height or extend more than 8 feet above the building parapet, whichever is greater;
- (c) are safely and securely attached to the rooftop.

Maximum height is 15 feet but for gable, hip or mansard roof is the mean.

**Trellises:** Pursuant to the Chicago Zoning Ordinance section 17-9-0200 Accessory uses, buildings and structures, the accessory structure may not exceed a maximum 15'-0" height limit. The proposed trellis cannot exceed in overall height of 15 feet from grade including the garage to top of the trellis. The structure would have to be part of a building permit to show how it would be anchored. It would need to be a minimum of 6'-0" from the property side (interior) property lines if it is combustible. There is an exception for the deck to be closer if there is a parapet, but a trellis higher than the parapet would have to meet the setback for a unprotected frame structure.

## 13-96-270 Construction.

A private garage may be of any type construction except when limited by chapter [13-116](#) due to its location inside the fire limits. Outside the fire limits a private garage of Type IV-A (frame) or IV-B construction shall not exceed 600 square feet. Floor construction of all private garages shall be of noncombustible materials providing fire resistance of not less than two hours. Doors shall be limited to eight feet in height.

(Prior code § 61-8.2; Amend Coun. J. 10-28-97, p. 54730)

## 13-96-290 Attached garages.

(a) Private garages located within, or attached to, another building or located less than six feet from another building on the same lot shall be separated from such building by construction providing fire resistance of not less than one hour.

(b) There shall be no opening through such construction except that there may be one access doorway not exceeding 21 square feet in area.

(c) Such opening shall be protected with a self-closing door not less fire-resistive than a solid wood door one and three-quarters inches thick.

(d) The sill of any door leading from a private garage to a building shall be located not less than eight inches above the garage floor.

(Prior code § 61-8.4)

## **Maximum Height of Garages (or other accessory buildings in rear setback) and when rooftop Pergolas, arbors and trellises are allowed to exceed maximum height**

### **17-9-0200 Accessory uses, buildings and structures.**

#### **17-9-0201 General.**

**17-9-0201-A** Unless otherwise expressly stated in this Zoning Ordinance, *accessory uses*, buildings and structures are permitted in conjunction with allowed *principal uses*.

**17-9-0201-B** The Zoning Administrator is authorized to determine when a use, building or structure meets the definition of an *accessory use*, *accessory building* or *accessory structures*. In order to classify a use, building or structure as “accessory”, the Zoning Administrator must determine that the use, building or structure:

1. is subordinate to the *principal building* or *principal use* in terms of area, extent and purpose;
2. contributes to the comfort, convenience or necessity of occupants of the *principal building* or *principal use* served; and
3. is located on the same *zoning lot* as the *principal building* or *principal use* served, with the single exception of accessory off-street parking facilities that are permitted to locate elsewhere than on the same *zoning lot* with the building or use served.

**17-9-0201-C** An *accessory building* or structure may not be constructed on any *lot* before the construction of the *principal building* to which it is accessory.

**17-9-0201-D** No *accessory building* may occupy more than 60% of the area of a required *rear setback*, except:

1. That an accessory garage building on a *lot* with a width of 25 feet or less may have an area of up to 480 square feet; and
2. That the 60% coverage limit does not apply to accessory garage buildings in the RM5 thru RM6.5 districts, when the garage is designed to provide an enclosed facility for required off-street parking.

3. That accessory *community garden* buildings such as sheds, greenhouses, hoopouses or farm stands may have an area of up to 575 square feet.

**17-9-0201-E** No *accessory building* or structure located in a required *rear setback* may exceed 15 feet in height. (See Sec. [17-17-0311](#) for measurement of height).

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... And note height could be the mean height for gabled roofs and that pergolas, arbor and trellises are allowed to exceed the maximum permissible height under certain conditions ( § 17-17-0311-B-5 below)

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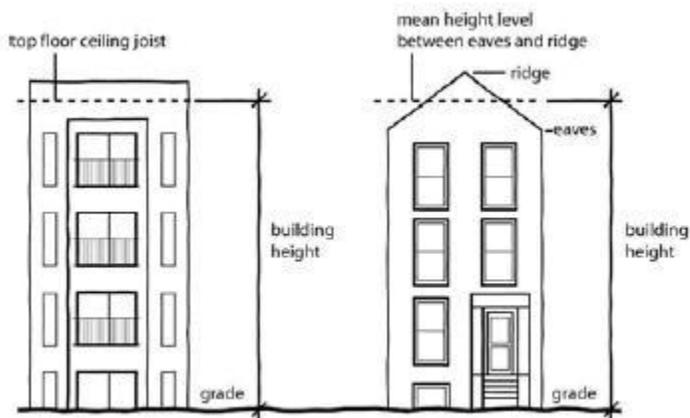
### **17-17-0311 Building Height.**

**17-17-0311-A Measurement.** The *building height* of any principal or accessory building is measured as the vertical distance from *grade* to the highest point of the underside of the top floor's ceiling joist on a building with a flat roof or to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof. For purposes of this provision, “floor” means any enclosed area with a floor-to-ceiling height of 6 feet 9 inches or more.

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**Figure 17-17-0311-A**



### **17-17-0311-B Limitations on Rooftop Features in R Districts.**

1. Stairway enclosures and elevator penthouses in R districts are allowed to exceed the maximum *building height*, provided:

(a) they are set back at least 20 feet from the front *building line*, and

(b) do not exceed 9 feet in overall height or extend more than 5 feet above the building *parapet*, whichever results in a lesser height, except that where access to the roof is required under Chapter [18-11](#) of the Municipal Code, an elevator penthouse may exceed 9 feet but shall not exceed 15 feet in overall height, and may extend more than 5 feet but shall not extend more than 11 feet above the building *parapet*, whichever results in a lesser height.

2. Stairway enclosures in R districts may not contain habitable space and may not exceed 170 square feet in area.

3. Elevator penthouses in R districts may not contain habitable space and may not exceed 465 square feet in area.

4. Rooftop wind energy systems shall be considered permitted accessory structures within all districts provided they comply with the height limits and setbacks established in this Section. A rooftop energy conversion system shall consist of a wind turbine(s) and associated equipment for converting wind energy to power. Wind energy conversions systems shall be permitted as rooftop accessory structures provided such structures:

(a) are set back at least 20 feet from the front building line, or in the case of corner lots, at least 15 feet from the front and side building line.

(b) are limited to a height of no more than 15 feet above the roof or top of the *parapet*, whichever is greater.

(c) comply with all noise limitations of the Chicago Municipal Code.

(d) are safely and securely attached to the rooftop in compliance with the Chicago Building Code.

5. Pergolas, arbors and trellises located on rooftops in R Districts are allowed to exceed the maximum building height, provided that:

(a) on *buildings* less than 80 feet tall, they are set back at least 20 feet from the front *building line*, or in the case of *comer lots*, at least 15 feet from the front and side *building lines*;

(b) do not exceed 11 feet in overall height or extend more than 8 feet above the building *parapet*, whichever is greater;

(c) are safely and securely attached to the rooftop.