

Building Permit Guidelines - Zoning
City of Collinsville, IL

The City of Collinsville has adopted the 2021 International Building Code and the 2021 International Residential Code. These codes must be followed for ANY construction or improvements made in the City of Collinsville.

ACCESSORY STRUCTURE REGULATIONS

- The appropriate building permit shall be obtained prior to the construction or placement of any accessory structure. Accessory structures between 200-399sqft are required to have a footing that bears a minimum of 12” below grade. Accessory structures 400sqft or bigger are required to have frost depth footings which bear a minimum of 30” below grade. Accessory structures under 200 sq. ft. in size do not need a permit, however, must meet the requirements below.
- No detached accessory structure shall cover more than ten (10) percent of the total lot area.
- There shall be no more than two (2) accessory structures per Single Family and One- and Two- Family dwelling lots.
 - Exemptions: Playground equipment/playhouses, pergolas, gazebos, arbors, green houses, and similar incidental accessory structures, at the discretion of the City, provided the structure is less than two hundred (200) square feet in size.
- Accessory structures shall comply with the cumulative maximum size limitations as established by *Table 1 – Cumulative Permitted Size for Accessory Structures*.

Table 1.— Cumulative Maximum Permitted Size for Accessory Structures	
Lot Size	Cumulative Maximum Permitted Size
Less than 2 Acres	1,500 Square Feet
2 Acres or more	2,250 Square Feet
3 Acres or more	3,000 Square Feet

- In no case shall an accessory structure be larger in size (square footage) than the base floor area of the primary structure on the same lot.
- The height of any accessory structures shall not be greater than twenty-five (25) feet or the height of the principal structure on the same lot, whichever is less.
- A storage building, shed, or other incidental accessory structure which is two hundred (200) square feet or larger in size may be considered a garage or carport and may be subject to the same requirements, standards and restrictions as detached garages and covered carports, at the discretion of the City.
- All types of metal shall be prohibited as a building material except for:
 - “High-ribbed” metal roofing panels, of such design as to be durable, all-weather, rust-resistant and have a minimum of ¾” (inch) rib heights with ribs spaced on center.
 - Ornamental accent materials; trim elements; soffit and fascia; gutters and downspouts; and other similar accent and functional element.
- The following are strictly prohibited:
 - Prefabricated metal storage buildings, garages, carports, and other incidental accessory structures.
 - Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory-type containers.

DETACHED GARAGES & CARPORTS

- Roof pitch shall be constructed at a similar pitch as the majority of the roof pitch on the principal structure.
- Any new construction, expansion, new placement, or relocation of detached garage or carport shall require the construction of an approved driveway surface leading to the structure.

YOU ARE REQUIRED TO NOTIFY THE BUILDING DEPARTMENT WHEN THE WORK IS COMPLETED

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- Building materials shall be consistent with and complimentary to the principal structure, with primary emphasis on street-facing façade.
- Garages and carports shall adhere to the appropriate lot coverage restrictions of the underlying zoning district.

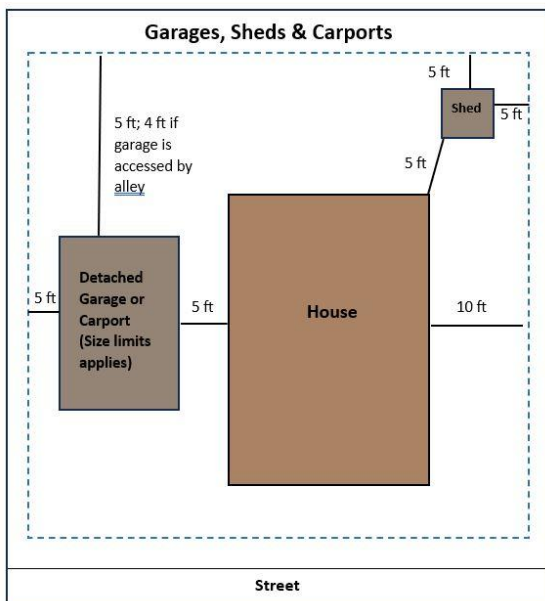
DRIVEWAYS

- New driveways must be a permanent, dust free surface of concrete or asphalt and require a building permit and inspection. Existing rock or gravel driveways may be maintained, but never expanded.
- Private driveway shall be of adequate dimension to allow safe ingress and egress from a public street or other public way, shall not exceed thirty (30) percent of the width of a lot, shall not be wider than thirty (30) feet and must access only one public right-of-way.
- New driveways that require the cutting of curbs or removal of sidewalks shall be required to obtain a Right-of-Way permit prior to work.
- You must call the Street Department at 346-5214 for information regarding sidewalks, curbs, gutters and drainage.

ACCESSORY STRUCTURE SETBACKS

- No accessory structures shall be located closer to the front lot line than the principal structure.
- Easements: No accessory structure, other than a fence or a wall, can be located on any easement or utility.

Zoning District	Front Setback	Rear Setback	Side Setback	Lot Coverage
R-1 (Single Family Residential)	25 feet <i>Accessory Structures may not be closer to front lot line than the principal structure</i>	5 feet	5 feet on each side	25% total maximum
R-1A (Single Family Residential)	25 feet <i>Accessory Structures may not be closer to front lot line than the principal structure</i>	5 feet	5 feet on each side	30% maximum
R-2 (One- & Two-Family Dwellings)	25 feet <i>Accessory Structures may not be closer to front lot line than the principal structure</i>	5 feet	5 feet on each side	30% maximum



Reminder... Metal carports, garages & storage buildings are NOT permitted in the City of Collinsville.