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COMMUNITY DEVELOPMENT DEPARTMENT

PATIO

Permit Information:

- Submit a permit application. Include the estimated cost of construction and list the contractors with their contact information.
- Submit two copies of a plat of survey with the location and dimensions of the new patio marked clearly on the plat. Include a description of the work.
- Submit contractor's proposal for the project.
- Submit a Lot Coverage Calculation form.
- Once received, the documents are reviewed for compliance with the Village Zoning Ordinance and Building Codes.
- The Village will contact applicant with any questions, or when the permit is ready for pickup.
- The Village only accepts cash or check for payment (no credit or debit cards).

Construction Requirements:

General

- Lot coverage cannot exceed 45% for R2 and R2A Zoned lots. See Ordinance for maximum lot coverage of other Zoning Districts.
- Patio must be set at least 2" below the siding/brick on the house
- Patio cannot be in front yard.
- Patio must be setback at least 5'-0" from side and rear property lines.
- Patio cannot be in any easements (utility, drainage, etc.)
- A minimum 3'-0" x 3'-0" landing is required at all exterior doors
- Stairs: maximum riser height 7-3/4", minimum tread depth 10", all risers/treads shall be the same

Concrete

- Base must be minimum 4" compacted gravel or crushed stone (pea gravel is not allowed)
- Expansion joints must be placed between the patio and any other walk/patio/foundation - *the expansion joint material must be laid out for the base inspection.*
- Concrete shall be minimum 3 ½" thick

Brick Pavers

- Base shall be minimum 4" compacted gravel or crushed stone (pea gravel is not allowed) with 1" of sand on top as bedding material for the pavers

Inspections:

- **2-business day notice** required when scheduling inspections:
 - Base (before concrete is poured or sand is laid for pavers)
 - Final

Reminder:

- State Law requires the actual person doing the digging to contact J.U.L.I.E. for location of underground utilities 48 hours before starting to dig. Call 800-892-0123 or 811.

If you have questions on your project, please contact the Community Development Department at 847-639-1100.