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## COMMUNITY DEVELOPMENT DEPARTMENT

# PATIO

### Permit Submittal:

- **Permit application.** Include the estimated cost of construction and list the contractors with their contact information.
- A copy of the **plat of survey** with the location, dimensions, and distance to the property lines for the patio marked clearly on the plat. Include a description of the work.
- **Contractor's proposal** for the project.
- **Lot Coverage Calculation form.**

### Permit Process:

- Once received, the documents are reviewed for compliance with Village Zoning and Building Codes.
- The Village will contact the 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

- Patio cannot be located in front yard.
- Patio must be setback at least 5'-0" from side and rear property lines.
- Patio cannot be located in any easement (drainage, utility, etc.).
- Lot coverage cannot exceed 45% for R2 and R2A Zoned lots. See Ordinance for maximum lot coverage of other Zoning Districts.
- Landing: 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.
- Top of patio must be set at least 2" below the siding/brick on the house.

#### Concrete

- Base must be minimum 4" compacted gravel or crushed stone (pea gravel is not allowed).
- Concrete shall be minimum 3 1/2" thick.
- Landings must be tied to the building with rebars doweled into the foundation.
- Expansion joint must be provided between the patio and any other concrete: foundation, drive, etc.  
*The expansion joint material must be laid out for the base inspection.*

#### 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.