



Permitted Yard Obstructions

Please see the Carol Stream Code of Ordinances, Section 16-5-10 of the Unified Development Ordinance (UDO) for reference.

All obstructions must conform to the standards set forth in all applicable Village ordinances and codes, including, but not limited to, the Building, Fire, Electrical, and Swimming and Spa Codes.

As seen in Figure 16-5-10(B), corner lots, within that part of a yard, courtyard or other open area located with a triangular area of twenty-five (25) feet from the point of intersection of the two (2) street rights-of-way lines forming the corner lot, no buildings, structures or landscape materials herein permitted as obstructions in front yards or exterior side yards shall be erected, altered or planted which have a height more than thirty (30) inches above the crown of the street, except that landscape materials planted in this area shall be maintained in a manner that trees shall not have branches lower than eight (8) feet and shrubs shall not be higher than thirty (30) inches at maturity.

Yard obstructions, as herein defined, shall be permitted in accordance with the following standards as contained in Table 16-5-10(C): Permitted Yard Obstructions, except where such obstructions would encroach upon the required sight triangle on corner lots or upon easements, or adversely affect drainage. Unless regulated in the following table, yard obstructions for properties containing uses other than single-unit residential shall be permitted in accordance with the regulations set forth elsewhere in the UDO.

Table 16-5-10(C): Permitted Yard Obstructions							
Use	Additional Requirements	Front	Exterior Side	Side	Rear	Courtyard	
1	Above-ground service facilities.	§ 16-5-6(F)	X		X	X	
2	Air conditioning equipment, which shall project no more than 4 feet into a required yard.	§ 16-5-6		X	X	X	X
3	Arbors or trellises.		X	X	X	X	X
4	Architectural features, including ordinary projections of sills, belt courses, cornices and ornamental features, which shall project no more than 18 inches into a required yard.		X	X	X	X	X

5	Automobile service station fuel pump islands, canopies, and air and vacuum stations provided they shall be set back at least 35 feet from the lot line.		X	X	X	X	X
6	Awnings or canopies, which shall project no more than 3 feet into a required yard or courtyard.		X	X	X	X	X
7	Balconies, which shall project no more than 4 feet into a required yard.		X	X		X	X
8	Chimneys, attached, which shall project no more than 24 inches into a required yard or courtyard.		X	X	X	X	X
9	Clotheslines and laundry-drying equipment.				X	X	
10	Eaves and gutters on a principal building or attached accessory building, projecting no more than 4 feet into a required front yard, required exterior side yard or required rear yard, and projecting no more than 24 inches into a required side yard or courtyard.		X	X	X	X	X
11	Fallout shelters, attached or detached.					X	
12	Flagpoles, which shall have a maximum height of 25 feet in residential districts and shall not exceed the maximum height permitted in nonresidential districts.		X	X	X	X	X
13	Garages, detached.	§ 16-4-15				X	
14	Gazebos.	§ 16-4-15		X		X	

15	Growing of farm and garden crops in the open.	§ 16-4-1			X	X	
16	Lawn furniture, such as benches, sun dials, bird baths and similar architectural features.		X	X	X	X	X
17	Ornamental light standards.		X	X	X	X	X
18	Outdoor fireplaces.	§ 16-4-15		X		X	
19	Patios, decks and terraces, open (unroofed). Open terraces, decks and patios are only permitted to be located in the interior side yard of a dwelling unit to serve a patio door facing the interior side yard. Such open decks, patios and terraces shall project no more than 4 feet into the required side yard.	§ 16-4-15			X	X	X
20	Patios, decks and terraces, open (unroofed), elevated greater than 4 feet above the average level of the adjoining ground. Such elevated open decks, patios and terraces shall project no more than 10 feet into a required yard.					X	X
21	Playground equipment.	§ 16-4-15		X	X	X	
22	Porches, open, shall be permitted to project no more than 4 feet into the required front yard or the required side yard adjoining a street.		X	X			
23	Rainwater collection system	§ 16-4-15	X	X	X	X	X
24	Seasonal decorations and lighting, which may be displayed for a maximum of 45 days.		X	X	X	X	X
25	Service walks, allowed on residential properties without a		X	X	X	X	X

	<p>building permit where they are no wider than 4 feet at any point and set back a minimum of 1 foot from any side or rear property line. When located parallel to a driveway, a service walk may be located adjacent to the driveway and shall not be considered part of the driveway for the purpose of determining driveway width, provided that the service walk is of a different surface material or design from the driveway. Service walks shall not be located within the public right-of-way, except to connect to a public sidewalk.</p>						
26	Sheds, playhouses, greenhouses, and similar storage buildings.	§ 16-4-15		X	X	X	
27	Steps, open, subject to the following: Necessary for access to a principal or accessory building, or necessary as access to the lot from the street, or located in gardens or terraces. The steps shall project no more than 4 feet into a required side yard.		X	X	X	X	X
28	Swimming pools, detached single-unit. Swimming pools located on properties other than detached single-unit shall be approved in accordance with Art. 16-7, Planned Development.	§ 16-4-15		X		X	
29	Tennis courts, basketball courts or other recreational facilities, detached single-unit. Such recreational facilities located on properties other than detached single-unit shall be approved in accordance with Art. 16-7 Planned Development.					X	

30	Windows which project no more than 3 feet into a required yard.		X	X	X	X	X
31	Wheelchair Ramps		X	X	X	X	X

**If you have any questions regarding Permitted Yard Obstructions,
please contact the Community Development Department.**

Phone: (630) 871-6230 or Fax: (630) 665-1064

E-mail: communitydevelopment@carolstream.org

Website: www.carolstream.org

Village of Carol Stream, 500 N. Gary Avenue, Carol Stream, IL 60188

REV. 7/24