

This brochure is designed to inform you whether or not a shed/mini-barn is in compliance with the Indianapolis/Marion County Revised Code.

## DID YOU KNOW?

- 1. Revised Code.** You can view the entire Indianapolis/Marion County Revised Code online at [www.municode.com](http://www.municode.com).
- 2. Permits.** Permits can be obtained at the Department of Code Enforcement. It is also the responsibility of the property owner to make sure permits are obtained when having a professional company construct the shed/mini-barn.
- 3. Violations.** Violations can result in citations, a court appearance, and fines up to \$2,500.

To report a violation or other neighborhood concern, contact:

**MAYOR'S ACTION CENTER**

**327-4MAC (4622)**  
**[www.indy.gov/mac](http://www.indy.gov/mac)**

## Department of Code Enforcement

*Putting public safety and quality of life issues first through efficiently and effectively administering:*

- **LICENSES**
- **PERMITS**
- **INSPECTIONS**

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*For a complete list of services and resources, visit [www.indy.gov/dce](http://www.indy.gov/dce) or*

*contact us via:*

**1200 Madison Ave., Suite 100**

**Indianapolis, IN 46225**

**Phone: (317) 327-8700**

**LOBBY HOURS:**

**Monday, Tuesday, Thursday**

**8 a.m. - 5 p.m.**

**Wednesday**

**Noon - 5 p.m.**

**Friday**

**9 a.m. - 5 p.m.**



Department of Code Enforcement  
**Indianapolis**  
Gregory A. Ballard, Mayor

## SHED/MINI-BARN REGULATIONS



## SHED/MINI-BARN REQUIREMENTS

### Sec. 731-219 Accessory Uses.

1. Shall not be located closer to any front or side lot line than the required minimum front and side yard setbacks of the dwelling district, or, in the case of a front yard, the established front yard setback on the lot, whichever is greater.
2. In D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-8 dwelling districts shall not be located closer to any rear lot line than five (5) feet.
3. Shall comply with the minimum side yard requirements of the district independently of the side yards established by the primary building.
4. Shall not be permitted on a lot prior to the erection of the primary building.
5. Shall not encroach upon, as the primary building shall not encroach upon, any plat- ted easement.
6. Accessory uses shall be customarily inci- dental, accessory and subordinate to, and commonly associated with the operation of the primary use of the lot.
7. Shall be operated and maintained under the same ownership and on the same building lot as the primary use.
8. Shall be subordinate in area, bulk, extent, and purpose to the primary use of the building served. The height of an acces- sory structure shall be less than or equal to that of the primary structure. The total

square footage of all accessory buildings on a building lot shall not exceed seventy-five (75) percent of the main floor area of the primary building, except that a detached garage, which is the only accessory building on the lot, may equal the maximum dimensions of twenty-four (24) by thirty (30) feet provided that the total square footage of the garage is less than or equal to the floor area of the pri- mary building.

## WHEN A PERMIT IS NEEDED

- Mini-barns under 120 square feet in size and not on a permanent foundation need a Stormwater Drainage permit and a zoning review to ensure that the mini-barn is not located in an easement or setback.
- Mini-barns 120 square feet in size and not in a permanent foundation will need a Storm- water Drainage permit and an Improvement Location Permit (ILP).
- Mini-barns 120 square feet or greater in size or on a permanent foundation will need a Stormwater Drainage permit, an Improve- ment Location Permit (ILP), and a Structural permit.
- Mini-barns over 200 square feet must be on a permanent foundation in order to comply with Indiana Residential Code.

## FREQUENTLY ASKED QUESTIONS (FAQs)

- Q.** I want to build a shed in my yard. Do I need to obtain a permit?
- A.** Any structure that measures 120 square feet or larger will require an Improvement Location Permit (ILP) prior to being placed on the property. Further, any structure that is placed on a permanent foundation, re- gardless of its size, will require a permit. Any structure that measures 200 square feet or more must be on a permanent foun- dation.
- Q.** Can I place a shed anywhere on my prop- erty that I want?
- A.** No, there are restrictions. No shed may be located anywhere in your front yard that is beyond the established building line of your house. Any yard that abuts a public street is considered a front yard; homes on corner lots will have two front yards and two es- tablished building lines. Further, the struc- ture shall not be located in the required side yard setback established by its Dwell- ing District, nor be located within 5 feet of the rear yard lot line.
- Q.** I live in a historical district. Do I need prior approval to build a shed?
- A.** You will need to apply for a Certificate of Appropriateness from the Indianapolis His- torical Preservation Commission (IHPC) at 327-4406.
- Q.** I own a vacant lot in a different part of the city. Can I build a shed on it and use it for storage of my belongings?
- A.** No. A shed may not be placed on a lot prior to the construction of a primary structure.