

This brochure is designed to inform you whether 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.indy.gov](http://www.indy.gov).
- 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.

## Department of Code Enforcement

Driving public safety and improving quality of life through the efficient and effective administration of:

- LICENSES
- PERMITS
- INSPECTIONS

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

### LOBBY HOURS:

|           |                       |
|-----------|-----------------------|
| Monday    | 8:00 a.m. - 5:00 p.m. |
| Tuesday   | 8:00 a.m. - 5:00 p.m. |
| Wednesday | Noon - 5:00 p.m.      |
| Thursday  | 8:00 a.m. - 5:00 p.m. |
| Friday    | 9:00 a.m. - 5:00 p.m. |

There are many ways to report a violation or neighborhood concern:

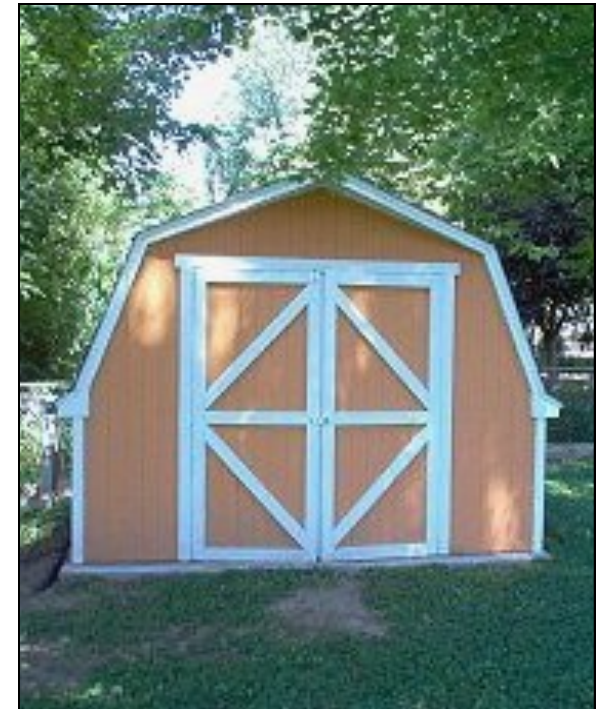
P: [\(317\) 327-4MAC \(4622\)](tel:(317)327-4MAC(4622))

W: [Indy.gov/RequestIndy](http://Indy.gov/RequestIndy)

App: [RequestIndy](#) (iPhone & Android)



# SHED & MINI-BARN REGULATIONS



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

1200 Madison Ave., Suite 100 Indianapolis, IN 46225  
P:(317) 327-8700 - F:(317) 327-8696 - W:[Indy.gov/dce](http://Indy.gov/dce)

## 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 24 by 30 feet provided that the total square footage of the garage is less than or equal to the floor area of the primary building.

## WHEN A PERMIT IS NEEDED

- Mini-barns under 120 square feet in size and not on a permanent foundation need a Storm water 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 on 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 Storm water 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

- 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. Additionally, any structure that is placed on a permanent foundation, regardless of its size, will require a permit. Further, any structure that measures 200 square feet or more must be on a perman- ent foundation.
- Q:** Can I place a shed anywhere on my prop- erty?
- A:** 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 established building lines. Further, the structure shall not be lo- cated in the required side yard setback es- tablished by its Dwelling District, nor be lo- cated 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 (317) 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 shed may be placed on a lot prior to the construction of a primary structure.