

Accessory Structure Standards (AS)

5.04 AS-01: General Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The intent of the Accessory Structure Standards is to permit accessory structures that meet the needs of property owners while protecting the health, safety, and welfare of the residents. The following standards apply:

- A. **Cross Reference:** Some accessory structures are regulated independent of the Accessory Structure Standards. The following types of structures are regulated in other sections:
 1. *Accessory Dwellings:* See *Accessory Dwelling Standards*.
 2. *Fences and Walls:* See *Fence and Wall Standards*.
 3. *Outdoor Dining:* See *Outdoor Dining Standards*.
 4. *Signs:* See *Sign Standards*.
 5. *Storage Tanks:* See *Storage Tank Standards*.
 6. *Swimming Pools:* Swimming pools shall meet the regulations within these Accessory Structure Standards sections and the Indiana Administrative Code (675 IAC 20: Swimming Pool Code).
 7. *Telecommunication Facilities:* See *Telecommunication Facility Standards*.
 8. *Trash Receptacles:* See *Trash Receptacle Standards*.
- B. **Applicability:**
 1. *Minimum Front Yard Setback:* The minimum front yard setback shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 2. *Minimum Side Yard Setback:* The minimum side yard setback shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 3. *Minimum Rear Yard Setback:* The minimum rear yard setback shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 4. *Maximum Structure Height:* The maximum structure height shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
- C. **Permits:** An Improvement Location Permit shall be required prior to the installation or construction of an accessory structure greater than 200 square feet unless specifically noted otherwise. In circumstances where a permit is not required, the accessory structure shall still meet all applicable Accessory Structure Standards.
- D. **Types:**
 1. *Permitted Accessory Structures:*
 - a. *Construction Trailer:* A construction trailer shall be permitted on any lot for the duration of a construction project; from the date a building permit or Improvement Location Permit has been issued until thirty (30) days after the certificate of occupancy has been issued. A construction trailer may be located within ten (10) feet of a property line regardless of the setback requirements for the applicable zoning district. However, a construction trailer shall still be applicable to *Section 5.95: Vision Clearance Triangle Standards*.
 2. *Prohibited Accessory Structures:*
 - a. A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer; in part, in whole, or of the like, shall not be permitted as an accessory structure.
 - b. Temporary and portable storage units (e.g. PODS) shall not be permitted as a permanent accessory structure. See *Temporary Use and Structure Standards*.
- E. **Maintenance:** All accessory structures shall be properly maintained and kept in good condition.
- F. **Exemption:**
 1. *Satellite Dish:* Satellite dishes less than two (2) feet in diameter shall be exempt when installed on a rooftop, wall, or on the ground. Ground mounted satellite dishes shall be setback at least thirty (30) feet from a front property line and ten (10) feet from all other property lines.
 2. *Solar Panel:* Solar panels that are roof mounted or ground mounted shall be exempt if the cumulative square footage of all solar panels do not exceed seventy-five percent (75%) of the footprint of the primary structure, when roof mounted; and 600 square feet if ground mounted. Solar panels shall not be ground mounted in the front yard.

Accessory Structure Standards (AS)

5.05 AS-02: Parks and Recreation and Agricultural Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Storage-based*: Storage-based accessory structures shall be permitted. Storage-based accessory structures shall include barns, boat houses, carports, detached garages, greenhouses, mini-barns, pole structures, pool houses, sheds, and other structures used primarily for storage.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include decks, gazebos, hot tubs, ground-mounted satellite dishes, sport courts, swimming pools, and other structures used primarily for recreation.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot or the zoning district's permitted uses.
2. *Timing*: An accessory structure may be installed or constructed on a lot prior to the construction of the primary structure or without the existence of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than ten (10) storage-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exceptions:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.
2. *Detached Garage*: A detached garage may be placed forward of a primary structure, but only if it is side loading and to the side of the primary structure's facade.

Accessory Structure Standards (AS)

5.06 AS-03: Residential Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Storage-based*: Storage-based accessory structures shall be permitted. Storage-based accessory structures shall include carports, detached garages, greenhouses, mini-barns, pool houses, sheds, and other structures used primarily for storage.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include decks, gazebos, hot tubs, ground-mounted satellite dishes, sport courts, swimming pools, and other structures used primarily for recreation.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to completing construction of the primary structure (i.e. issuance of the certificate of occupancy).

C. Quantity and Size:

1. *Maximum Quantity*: No more than two (2) storage-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: The cumulative square footage of all storage-based accessory structures shall not exceed seventy-five percent (75%) of the footprint of the primary structure.

D. Materials: The exterior finish and facade of all storage-based accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exceptions:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.

Accessory Structure Standards (AS)

5.07 AS-04: Multiple-family Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted.
 - a. Support-based accessory structures shall include a management office, sales office, maintenance facility, enclosed vending, laundry, trash compactors, recycling containers, dumpsters, and other structures customarily incidental to the development.
 - b. Support-based accessory structures shall be subordinate to the residential component of the development
 - c. Support-based accessory structures shall be located, designed, and intended to serve only the needs of the development and its residents.
 - d. Support-based accessory structures shall present no visible evidence of its non-residential nature to areas outside the development.
2. *Storage-based*: Except for garages and carports, storage-based accessory structures specific to each dwelling unit shall not be permitted.
3. *Recreation-based*: Recreation-based accessory structures shall include an indoor fitness room, indoor or outdoor sport courts, indoor or outdoor swimming pool, indoor or outdoor play equipment, and other recreation features customarily incidental to the development.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the primary use.
2. *Timing*:
 - a. *Support-based*: A support-based accessory structure may be installed or constructed on a lot prior to the construction of the primary structure.
 - b. *Storage-based*: A storage-based accessory structure shall not be installed or constructed on a lot prior to completing construction of the primary structure (i.e. issuance of the certificate of occupancy).

C. Quantity and Size:

1. *Maximum Quantity*: No more than four (4) support-based accessory structures shall be permitted for any development. There is no limit on storage-based and recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Support-based and storage-based accessory structures are not restricted to any specific yards.

Accessory Structure Standards (AS)

5.08 AS-05: Manufactured Home Park Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:

MP

The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted in areas on the lot that are not dwelling sites.
 - a. Support-based accessory structures shall include a management office, sales office, maintenance facility, indoor fitness room, indoor or outdoor sport courts, indoor or outdoor swimming pool, indoor or outdoor play equipment, enclosed vending, laundry, emergency storm shelter, and other structures customarily incidental to the development.
 - b. Support-based accessory structures shall be subordinate to the residential component of the development.
 - c. Support-based accessory structures shall be located, designed, and intended to serve only the needs of the development and its residents.
 - d. Support-based accessory structures shall present no visible evidence of its non-residential nature to areas outside the development.
2. *Storage-based*: Storage-based accessory structures in the form of detached garages, carports, and sheds shall be permitted on dwelling sites.
3. *Recreation-based*: Recreation-based accessory structures in the form of decks and ground-mounted satellite dishes shall be permitted on dwelling sites.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the primary use.
2. *Timing*:
 - a. *Support-based*: A support-based accessory structure may be installed or constructed on a lot prior to the construction of a primary structure. They also may be installed or constructed prior to installation of a primary structure on a dwelling site.
 - b. *Dwelling Site Accessory Structures*: Storage-based and recreation-based accessory structures shall not be installed or constructed on a lot or a dwelling site prior to the construction or installation of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity per Development*: No more than four (4) support-based accessory structures shall be permitted for any development. There is no limit on recreation-based accessory structures.
2. *Maximum Quantity per Dwelling Site*: Each dwelling site shall be permitted one (1) shed in addition to a carport or garage. No additional storage-based accessory structures shall be permitted on a dwelling site.
3. *Maximum Size*: The total area of storage-based accessory structures on a dwelling site shall not exceed twenty-five percent (25%) of the dwelling site area or 600 square feet, whichever is less.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exception:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.

Accessory Structure Standards (AS)

5.09 AS-06: University Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a maintenance facility, mechanical structure, stand-alone restroom facility, storage building, enclosed vending, kiosk, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure may be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: There is no limit on support-based or recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures shall match, closely resemble, or significantly complement the character of the district.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.10 AS-07: Institutional Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. A support-based accessory structure shall include a maintenance facility, mechanical structure, freestanding canopy, stand-alone restroom facilities, storage building, enclosed vending, kiosk, or structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. A recreation-based accessory structure shall include a deck, fountains, pavilion, picnic shelter, public art display, sport courts, terrace, playground equipment or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: A support-based accessory structure shall not be installed or constructed on a lot prior to the construction of a primary structure. A recreation-based accessory structure may be installed or constructed prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: Up to eight (8) support-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures shall match, closely resemble, or significantly complement the character of the district.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

Accessory Structure Standards (AS)

5.11 AS-08: Neighborhood Commercial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a storage building, refrigeration/freezer unit, freestanding canopy, mechanical structure, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. A recreation-based accessory structure shall include a deck, terrace, play equipment, or other structures that add a recreational element to the primary structure that is consistent with the intent of the district.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than one (1) support-based accessory structure shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: The cumulative square footage of all storage-based accessory structures shall not exceed 800 square feet in area or ten percent (10%) of the footprint of the primary structure, whichever is greater.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.12 AS-09: Central Business Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted for non-residential uses. Support-based accessory structures shall include a storage building, refrigeration/freezer unit, mechanical structure, remote teller, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted for non-residential uses. Recreation-based accessory structures shall include a deck, fountain, pavilion, public art display, terrace, or other structures that add a recreational element to the primary structure that is consistent with the intent of the district.
3. *Prohibited*: Accessory structures for residential uses shall not be permitted.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: One (1) support-based accessory structure shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: A support-based accessory structure shall not exceed 500 square feet in area or twenty-five percent (25%) of the footprint of the primary structure, whichever is greater.

D. Materials: The exterior finish and facade of any accessory structure shall match, closely resemble, or significantly complement the materials and color used on the primary structures.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

Accessory Structure Standards (AS)

5.13 AS-10: Commercial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a maintenance facility, mechanical structure, freestanding canopy, storage building, refrigeration/freezer unit, or other structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be permitted prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than four (4) support-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures over 200 square feet in area shall match, closely resemble, or significantly complement the materials and color used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.14 AS-11: Industrial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a cooling tower, maintenance facility, mechanical structure, storage building, water tower, or other structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than eight (8) accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures over 200 square feet in area shall match, closely resemble, or significantly complement the materials used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.