

Department of Building, Planning and Development

Auburn City Hall, Second Floor, 210 South Cedar Street, PO Box 506, Auburn, Indiana 46706-0506
260.925.6449 phone | 260.920.3342 fax | bpd@ci.auburn.in.us | www.ci.auburn.in.us

General Requirements for Accessory Buildings & Structures

A property owner or authorized representative must apply for an Improvement Location/Building Permit for an Accessory Building or Structure. **If you are not the property owner, you must obtain a letter from the property owner authorizing you to construct the accessory structure.**

Permit Fees:

Improvement Location Permit (for accessory structures **under 200 square feet**).....No Fee

New Structure Building Permit (for structures **200 square feet or over**).....\$.06 per square foot
Minimum \$35.00; Maximum: residential \$600.00, commercial none. (Other permits may apply such as Electrical and/or Plumbing.)

Accessory Buildings: (In accordance with Title 150.311 of the Auburn Zoning Code)

An authorized accessory building may be built as part of the principal building, or it may be connected to it by a roofed-over porch, patio, breezeway or similar structure, or they may be completely detached. If the accessory building is detached from the principal building, it must be at least ten (10) feet from any other separate structure on the same lot.

Accessory Structure Definition: (In accordance with Title 150.150 of the Auburn Zoning Code)

A structure that is subordinate to a primary structure in area, intent, and/or purpose; contributes to the comfort, convenience, or necessity of the occupants of the primary structure; does not alter or change the character of the property; and is located on the same lot as the primary structure. For the purpose of this ordinance, accessory structures that are generally referred to as sheds/utility buildings and are less than 200 square feet in size are exempt from this definition. However, these structures must still meet the required front, side and rear yard setbacks. An Improvement Location Permit is required; no fees would be assessed for this permit.

Setbacks and Height Requirements for Accessory Structures: **(In accordance with Title 150.311 and 150.330 of the Auburn Zoning Code)**

Front yard:

District	Major or Arterial Streets	Collector or Feeder Streets	Local or Residential Streets	Height
R-1	70	63	70	35
R-2	70	63	60	35
R-3	70	63	60	35
C-1	100	100	100	35
C-2	100	100	100	40

Notes on Front Yards:

- Front yards on a through lot**
At each end of a through lot, there shall be a front yard which conforms to the district requirements in which each street frontage is located. One such front yard may serve as a required rear yard to permit accessory structures.
- Front yard between buildings**
Where a lot is situated between two lots, each of which has an existing man building thereon, the front yards of which are less than the minimum required front yards established herein, the front yard requirement of such lot shall be the average of the front yards of said existing buildings.
- Corner lot, side yard width to the side street line**
In the case of a corner lot, the side yard width to the side street line shall be equal to the front yard depth requirement for the district in which the lot is located. In case of a corner lot in a R-2 District, the side yard width on the street side shall be not less than six feet from the setback specified in this section.

See other side for additional information

4. Front yard, adjoining building

Where a lot abuts only one lot having an existing main building thereon, the front yard of which is less than the minimum required front yard established herein, the front yard requirement of such lot shall be the average of the front yard of the existing building and the required front yard.

Side Yard:

Rear Yard:

District	Minimum Width of One Side Yard in Feet	District	Depth (In Feet) (Attached)	Depth (In Feet) (Detached)
R-1	10	R-1	30	5
R-2	8	R-2	30	5
R-3	10	R-3	20	5
C-1	10	C-1	30	5
C-2	10	C-2	30	5

Notes on Side Yards:

1. When a R-3 District abuts an R-1 or R-2 District, the side yard shall be 25 feet on the abutting side only.
2. When either a C-1 or C-2 District abuts an R-1, R-2, R03 or MH District, the side yard shall be 25 feet on the abutting side only.

Notes on Rear Yards:

1. When a R-1 or R-2 District lot's depth is greater than 150 feet, the rear yard shall be no less than 40 feet.
2. When a R-3 District abuts a R-1 or R-2 District, the rear yard shall be 25 feet.

Zoning Code Review:

The following items are required:

A site plan, plot plan or survey for the proposed structure and to include the following:

(Draw on the plan or survey)

1. Location of the proposed structure and any existing structures showing the width and length dimensions of each.
2. Distance from the front, side and rear yard property lines.
3. Height of structure.
4. Show access to streets, alleys, etc.
5. Flood Plain/Floodway/Flood Fringe information.
6. Easements located on the property and show electric pedestal, boxes within easement.
7. If a structure is proposed for construction within an easement, the property owner must acquire approval from the Board of Public Works and Safety. If the Board would approve anything to be constructed within the easement, a Utility Service Agreement must be signed by the property owner and approved by the Board of Public Works and Safety for construction in an easement. (Staff will provide additional information regarding this matter.)
8. Many neighborhoods have restrictive covenants which also regulate fences and walls. If you reside in a subdivision, provide an approval letter from your Homeowner's Association's Architectural Committee. (Auburn Meadows, Bridgewater, Village of Duesenberg, Mason's Village, Hunter's Glen, Bear Creek Estates, etc.).

Building Code Review

Prior to acquiring a building permit, the owner/contractor will need to provide a sketched/construction drawing of the structure, including load bearing information for the trusses and a materials specification list.

CALL 811 BEFORE YOU DIG!

Contact the Indiana Underground Plant Protection Service at least two (2) business days before you dig and request a underground utilities locate for gas service and other utility services along with the City of Auburn (sanitary sewer, storm sewer, water services and electric services). There is no fee for this service.

Sadlon & Associates Surveyors

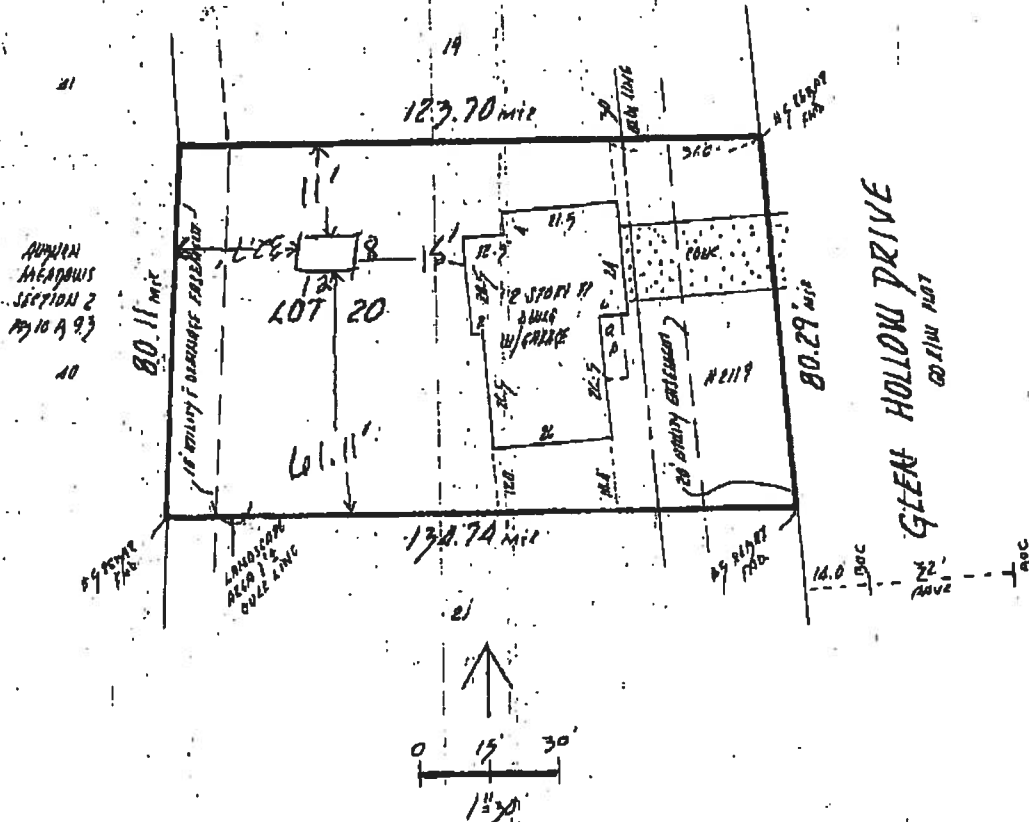
Mike Sadlon L.S. 3312 C.R. 64 Auburn In. 48706 (260 925-3514)

AA
#20000

SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

Lot 20 in Secondary Plat of Auburn Meadows Section 1, Auburn, Dekalb County, Indiana, as same is recorded in Plat Book 10 page 28 in Dekalb County Recorders Office.



ALL OCCUPATION RIGHTS PAID UNLESS SHOWN

Legend M- Measured distance
R- Recorded distance

Notes:

1. No encroachments exist unless checked here. LAUBHART RECD OVERLINE
2. No abstract or Title search was provided for this parcel unless checked. Abstract or Title search may reveal additional information affecting this property.

I hereby certify to the parties named above that the Real Estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge and belief, this report conforms with the requirements contained in Section 27 through 29 of BAS IAC 1-12 for a Surveyor Location Report. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map.

Dated: MAY 6, 2011

JOB NO. 503-11

SELLER: DOWRY

BUYER: SPEERS

Certified by

Mike Sadlon

LS 80040508

The above described Lot or Tract 2066 APT
is in a Flood Hazard Area according to Flood
Insurance Rate Maps for the County of
DEKALB IN, Plat # 10-28, dated 9/29/06
601476



Building plan overview

Address:

Auburn Indiana 46706

- Shed is made of wood
- Shed color will match or be as close of match as possible to the color of the residence at 309 Canyon Dr.
- Roof Shingles will match the residence.
- Shed size will be the max size allowed by the Auburn Meadows Homeowners Association at 12FTX10FT
- Shed will be placed 8ft from the side property line and 10ft from the house as stated in the City of Auburn ordinance.
- The Bottom of the shed will be constructed of treated lumber
- The shed will be level, about 2in off the ground with concrete blocks
- Estimated start time of construction depends on approval from the Auburn Meadows homeowners association, City of Auburn, and Jaxon Industries.
- Construction will only take 2 or 3 days once started as stated on Jaxon industries webpage.

If there are any additions questions I can be reached at :

the Williamsburg

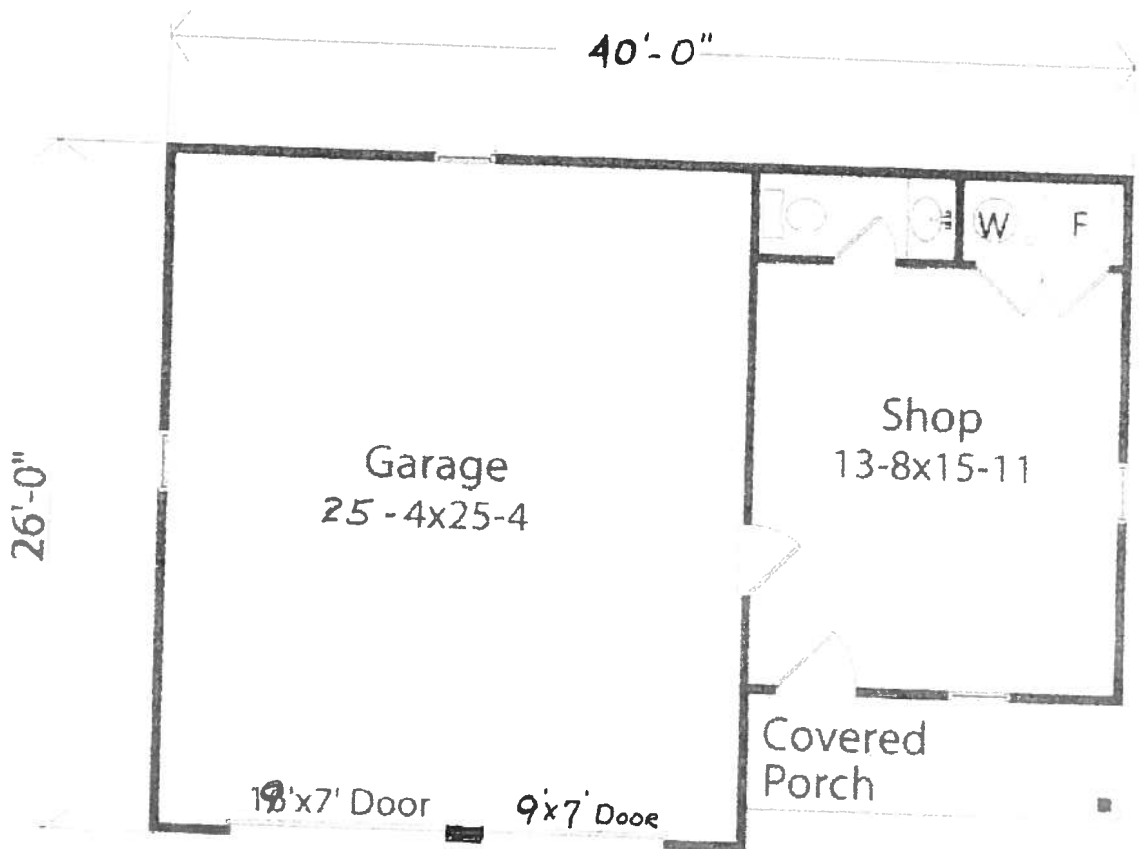
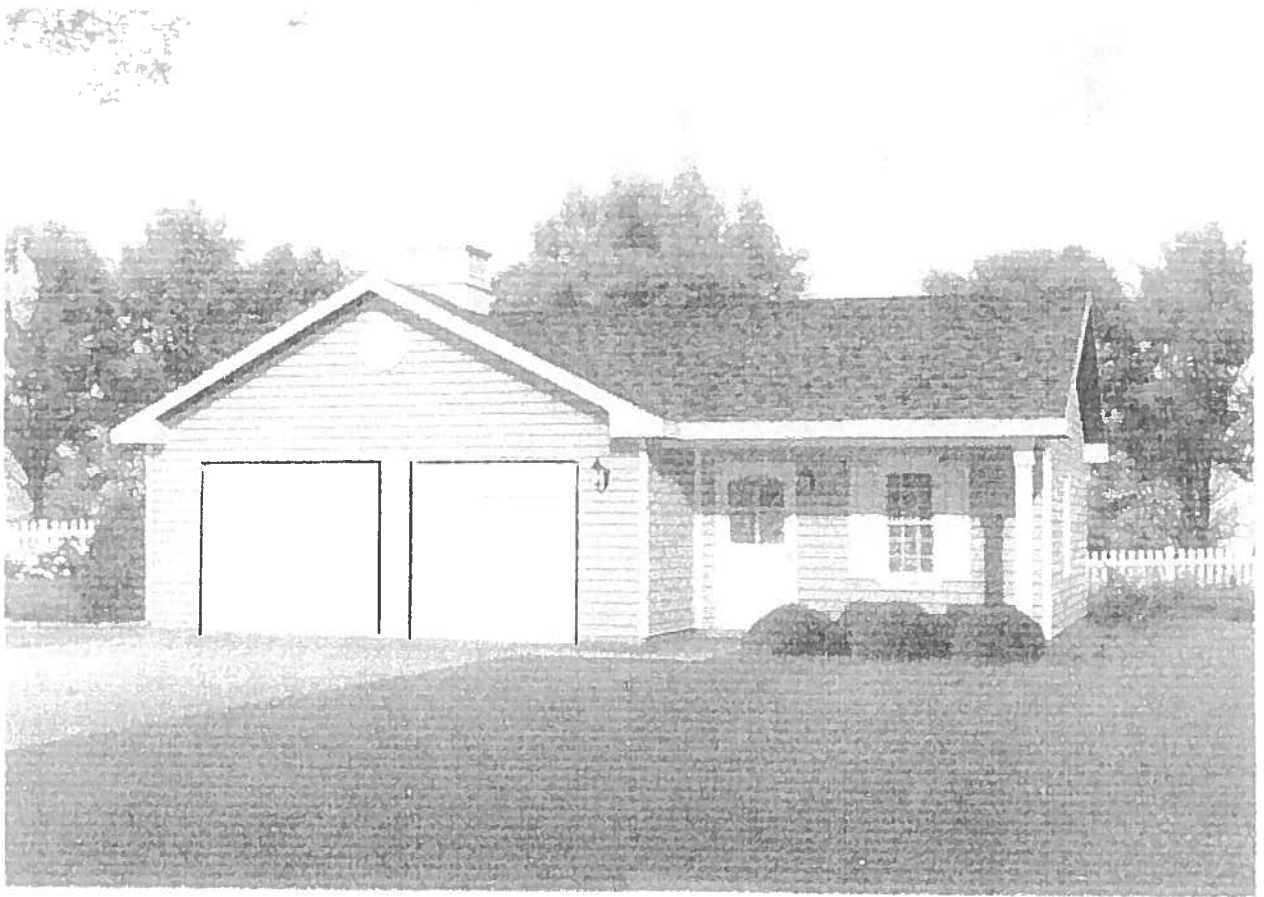


- Gable roof with 6:12 pitch
- Third gable offset over doors
- 24"x24" sliding window with flower box and shutters
- Complete with loft and shelf
- Boxed end overhang

12 x 10 -- \$3299
14 x 10 -- \$3669
16 x 10 -- \$4069
20 x 10 -- \$4799

12 x 12 -- \$3799
14 x 12 -- \$4149
16 x 12 -- \$4599
20 x 12 -- \$4999







Customer
 Fry Kappa
 40802

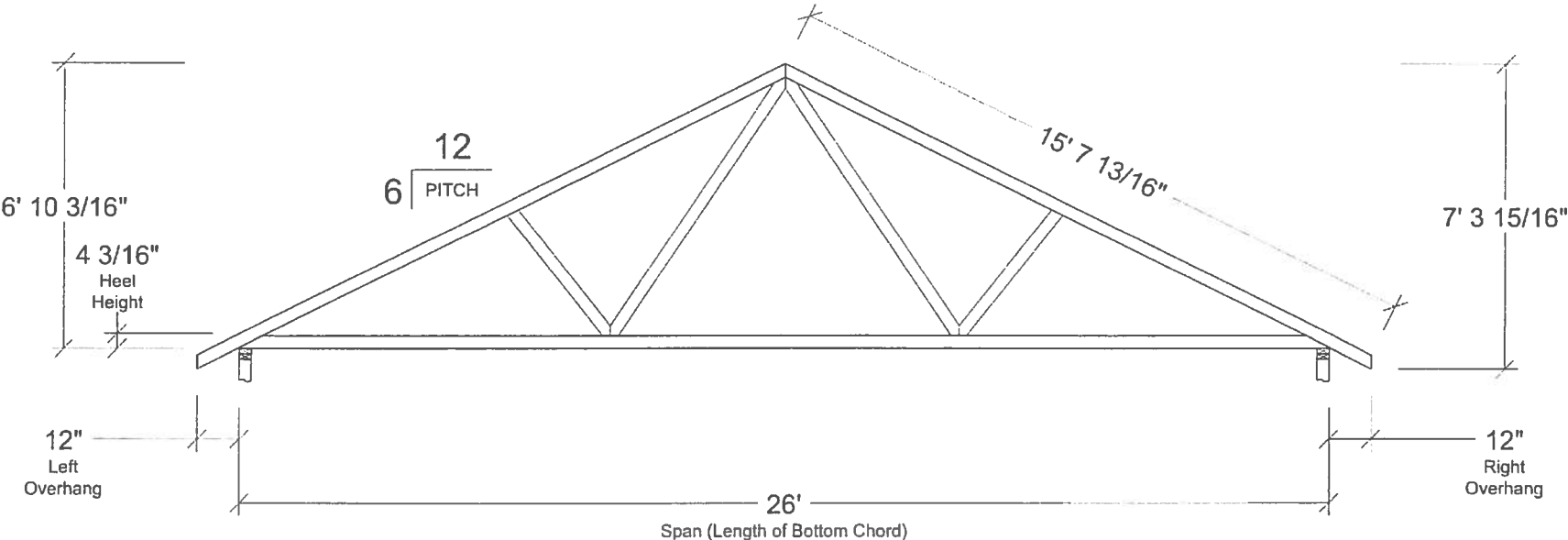
Project Address
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The Truss Depicted is for Communication Purposes Only

Pro Associate
 Dave Rynearson

Home Depot Pro Desk
 (260) 920-1866



Qty	Pitch	Truss Type	Span			Overhang		Cantilever		Heel	Snow Load
			Feet	Inch	16th	Left	Right	Left	Right		
19	6/12	Common (24" oc maximum)*	26	0	0	12"	12"	0"	0"	STD	25 lb

*Structural design on trusses assumes 24" on-center spacing between trusses. - Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. - This is a preliminary drawing that can be used only for trusses fabricated for HD Components. - HD Components reserves the right to adjust materials and design at time of production. - The structural integrity will not be compromised. - Sealed drawings are available at time of delivery. - Chord sizes depicted are minimum required. - Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.