

DO I NEED A PERMIT OR APPROVAL?

WHEN DO I NEED A BUILDING PERMIT?

DO I NEED A BUILDING PERMIT?

You must obtain a building permit prior to beginning construction for the following:

1. All primary structures (such as a house)
2. Accessory buildings and structures that are 200+ sq ft (such as barns, storage sheds, etc.)
3. Solar or wind energy systems
4. Signs
5. Temporary storage containers

CAN I BUILD ANYTHING WITHOUT A BUILDING PERMIT?

Yes! The following do not require a building permit:

1. Swimming pools (above and in-ground)
2. Fences and retaining walls
3. Pavement (such as slabs and walks)
4. Swing sets, children's playhouses
5. Basketball poles, mailboxes, and lamp posts
6. Home utilities, such as cable or internet

WHAT DO I KNOW TO DO BEFORE INSTALLING A FENCE?

WHERE CAN I PUT A FENCE?

Fences cannot be within any easements or create a traffic hazard.

Fences can be placed up to the property line or on the property line with written approval from the adjoining property owner(s).

Fences must be at least 5 feet from a public road.

WHAT FENCE MATERIALS ARE PROHIBITED?

Razor wire, barbed wire, and electrified fences (excluding underground pet fence systems) are prohibited unless for agricultural or industrial purposes and uses.

HOW TALL CAN MY FENCE BE?

Fences in R1, R2, and R3 cannot exceed 6 feet and they cannot exceed the height of the primary structure in all other districts.

WHAT PERMITS DO I NEED TO BUILD A HOUSE?

DO I NEED A BUILDING PERMIT FOR A HOUSE?

Yes. Any structure that is 200+ sq ft or that will be used as a house requires a building permit.

WHERE CAN I BUILD A HOUSE?

Houses (referred to as single-family dwellings) are allowed in the AG, R-1, R-2, and R-3 zoning districts (*Refer to the county's zoning map*).

The house must meet the front, side, and rear setbacks that are required by the zoning district (see *Chapter 2: Zoning Districts*).

CAN I HAVE A MANUFACTURED HOME?

Manufactured homes (referred to as mobile homes if built prior to 1976) are permitted if it meets the following standards (see *Chapter 4: Structure Standards* for manufactured home occupancy for full details):

1. It is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label.
2. It meets with the minimum living area for the zoning district (see *Chapter 2: Zoning Districts*).
3. It is attached and anchored to a permanent foundation in conformance with the appropriate building code and manufacturer's installation specifications.
4. It is completely enclosed (skirted).
5. It has all necessary building, water, and sewage disposal permits.
6. The hitches are removed.
7. The front door faces the primary street from which it gains access.
8. The structure is covered with an exterior material and roof material customarily used on site-built structures.
9. The manufactured home is no more than ten (10) years in age when structure is initially placed on the lot.

CAN I LIVE IN A MANUFACTURED HOME WHILE I BUILD A HOUSE?

Yes. You can temporarily live in a manufactured home during construction of a house (single-family dwelling) that is located on the same parcel if the following requirements are met (see *Chapter 4: Structure Standards* for manufactured home occupancy for full details):

1. A building permit is issued for both the single-family dwelling and the manufactured home that are on the same lot.
2. You can temporarily live in the manufactured home for 1 year. This may be renewed twice, each for an additional 6 months if construction of the dwelling has been started but is not completed.
3. The manufactured home is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label.
4. The manufactured home is served by the same address, water supply, and sewage facilities serving the house under construction. If septic is used for the house under construction, Jefferson County Health Department must approve septic for the temporary manufactured home.
5. The manufactured home must remain on its wheels and cannot be placed on a permanent foundation.
6. It meets with the minimum living area, setbacks, and other standards for the zoning district (see *Chapter 2: Zoning Districts*).
7. Only relatives, persons employed in the care of the property owner (employed on the premises of the property owner), or the owner of the property who is constructing a permanent dwelling can live in the manufactured home.
8. The manufactured home shall be tied down per the requirements of the Indiana One- and Two-Family dwelling code and the manufacturer's recommendation.
9. The manufactured home must be removed from the property within thirty (30) days after a Certificate of Occupancy is issued for the house.