



CICERO / JACKSON TOWNSHIP PLAN COMMISSION

Accessory Structure

The building permit package should include but is not limited to the following information:

- A complete Accessory Structure Building Permit Application; Please include the full mailing address (city, state, and zip) and contact information of the property owner and building contractor
- Parcel Number
- Deed for the property; One (1) copy included for the property in question
- Site Plan; Two (2) copies drawn to scale showing:
 - Outline of the entire property
 - Property line dimensions
 - Location of all site improvements; (All primary and accessory structures, parking and drive areas, pools, lake access, etc.)
 - All utility and property easements
 - Set back distance from the property line to the proposed improvements/ buildings: *See pg. 5 "Ordinance definition of appurtenances setbacks from property line"*
 - Location of septic tank, field and well if present
- Permission from the Home Owners Association; Construction in subdivision
- Construction Documents; Two (2) copies of the plans for construction + one electronic copy
 - Must include elevation changes as best as can be described
 - For questions contact the Plan Commission 317-984-5845
- Truss Calculations; *If required for the construction*, Two (2) Copies with Registered Indiana Architect or Engineers Seal

Required Information for Construction Documents (Blue Prints)

The following information is required to obtain a building permit for an accessory structure within the jurisdiction of the Cicero/ Jackson Township Plan Commission. This information will be reviewed for compliance with the minimum standards for building code as currently adopted by the state of Indiana. The omission of any information noted below will cause delays in processing the building permit application. Please read these instructions carefully. If you have any questions, please contact the Plan Commission at 317-984-5845.

Note: Current Zoning Ordinances, Building Requirements, Processes for Permitting, and Fees Schedules can be found on the Cicero Town Website for review, www.cicero.in.org.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION BUILDING PERMIT APPLICATION

OFFICE USE ONLY

Permit Category		Permit #:
☐ Improvement Location	☐	Date of Issue:
☐ Building Permit	☐	Date of Expiration:
Type of Release		Required Inspections:
☐ Full Release	☐ Foundation Only	Permit Cost:
☐ Conditional Release	☐ Structure Only	Conditions:
☐		Construction Type:

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner:		
Address:		
City:	State:	ZIP Code:
Telephone:	Fax:	E-mail*:
Project Address:		
City:	State:	ZIP Code:
Parcel:	Subdivision:	
General Contractor/ Builder:	Telephone:	
Address:	Fax:	
City:	Cell Phone:	
State:	ZIP Code:	Email*:

PROJECT INFORMATION

Total Square Footage Including Basement*:		Height Above Ground:	
Type of Construction		Foundation	
☐ Wood	☐ Metal	☐ Crawl Space	☐ Basement
☐ Masonry	☐ Post/Beam	☐ Slab	☒ Combo
Type of Permit		Type of Improvement	
☐ Improvement Location	☐ Retail Commercial	☐ New Structure	☐ Primary Ag.
☐ Single Family	☐ Office Commercial	☐ Addition	☐ Finish Space
☐ Duplex	☐ Industrial	☐ Garage	☐ Site/Land Imp.
☐ Multi-Family	☐ Institutional	☐ Remodel	☐ Home Occupation
Estimated Cost*:		☐ Swimming Pool/Spa	☐ Accessory Structure
		☒ Other	

Additional Property Information

Water Permit#	BZA Docket#	Date:
Septic Permit#	PC Docket #	Date:
Road Cut Permit #	Other Approvals	

CERTIFICATION AND NOTICE OF INTENT TO COMPLY

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Ordinance, Zoning Ordinance, private building restrictions, if any, which may be imposed on the above property by deed.

I further certify that the construction will not be used or occupied until the proper certificates of Occupancy and/or Compliance are filed with the office of the Cicero/Jackson Township Plan Commission.

SIGNATURES

Approved By	*Owner/ Contractor/ Builder
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REQUIRED INFORMATION NEEDED

APPLICANT MUST COMPLETE THE FOLLOWING

General Contractor/ Builder:

Telephone:

Cell:

Fax:

E-mail:

Is the Property Owner the General Contractor/ Builder?

☐ **Yes**

☐ **No**

Foundation

Excavators:

Phone:

Footings:

Phone:

Foundation:

Phone:

Other:

Phone:

Rough-In

Framing:

Phone:

Plumbing:

Phone:

Electrical:

Phone:

HVAC:

Phone:

Insulation:

Phone:

Other:

Phone:

Final/ Finish Work

Finish Carpenter:

Phone:

Final Grading:

Phone:

Landscape:

Phone:

Other:

Phone:



Cicero/Jackson Township

Advanced Structural Components Building Permit Application Reporting Form

This form is required in order to comply with the requirements of IC 22-11-21 (Public Law 104, 2018) as it relates to the use of advanced structural components (lightweight I-joints or lightweight roof trusses) in Class I and Class II construction that:

1. Have less mass cross-sectional area than sawn lumber of equivalent proportions used in an equivalent application; and
2. Are assembled from combustible or noncombustible materials, or both

This does not include a structural assembly, joint, or truss that provides at least 1 hour of fire resistance under ASTM E 119

Address: _____

Town of Cicero: _____
Cicero Fire

Jackson Township: _____
Jackson Township Fire

TYPE OF ADVANCED STRUCTURAL COMPONENT	LOCATION IN STRUCTURE
1.	
2.	
3.	
4.	

I hereby certify that I have the authority to make the foregoing application and that the information in the application is correct.

Applicant Signature

Printed Name

Date

IC 22-12-1-4**“Class 1 Structure”**

Sec. 4. (a) “Class 1 structure” means any part of the following:

- (1) A building or structure that is intended to be or is occupied or otherwise used in any part by any of the following:
 - (A) The public.
 - (B) Three (3) or more tenants.
 - (C) One (1) or more persons who act as the employees of another.
- (2) A site improvement affecting access by persons with physical disabilities to a building or structure described in subdivision (1).
- (3) Outdoor event equipment.
- (4) Any class of buildings or structures that the commission determines by rules to affect a building or structure described in subdivision (1), except buildings or structures described in subsections (c) through (f).
- (b) Subsection (a)(1) includes a structure that contains three (3) or more condominium units (as defined in IC 32-25-2-9) or other units that:
 - (1) are intended to be or are used or leased by the owner of the unit; and
 - (2) are not completely separated from each other by an unimproved space.
- (c) Subsection (a)(1) does not include a building or structure that:
 - (1) is intended to be or is used only for an agricultural purpose on the land where it is located; and
 - (2) is not used for retail trade or is a stand used for retail sales on farm produce for eight (8) or less consecutive months in a calendar year.
- (d) Subsection (a)(1) does not include a Class 2 structure.
- (e) Subsection (a)(1) does not include a vehicular bridge.
- (f) Subsection (a)(1) does not include a structure that is intended to be or is occupied solely to provide periodic maintenance or repair of:
 - (1) the structure; or
 - (2) mechanical or electrical equipment located within and affixed to the structure.

As added by P.L.245-1987, SEC.1. Amended by P.L.223-1989, SEC.1; P.L.23-1993, SEC.149; P.L.2-2002, SEC.72; P.L. 141-2003, SEC.2; P.L. 92-2012, SEC.2; P.L. 142-2013, SEC.2.

IC 22-12-1-5**“Class 2 structure”**

Sec. 5 (a) “Class 2 structure” means any part of the following:

- (1) A townhouse or a building or structure that is intended to contain or contains only one (1) dwelling unit or two (2) dwellings units unless any part of the building or structure is regularly used as a Class 1 structure.
- (2) An outbuilding for a structure described in subdivision (1), such as a garage, barn, or family swimming pool, including an above ground swimming pool, unless any part of the outbuilding is regularly used as a Class 1 structure.
- (b) Subsection (a) does not include a vehicular bridge.
- (c) For purposes of subsection (a)(1), “townhouse” means a single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit:
 - (1) extends from foundation to roof;
 - (2) is not more than three (3) stories in height;
 - (3) is separated from each adjoining unit by:
 - (A) two (2) one (1) hour fire-resistance rated walls with exposure from both sides; or
 - (B) a common two (2) hour fire-resistance rated wall; and
 - (4) has open space on at least two (2) sides.

As added by P.L. 245-1987, SEC.1. Amended by P.L. 72-2008, SEC.1; P.L. 218-2014. SEC.5.



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Each set of construction documents shall contain;

- Foundation Plans
- Floor Plans; Each floor level, including basement if applicable
- Wall Section or Building Section
- Building Elevations; Front, back and both side views
- Truss Calculations; If using manufactured trusses

Foundation Plan; The following information shall be indicated

- Show and dimension all footings, pier footings, thickened slabs, etc.
- Show foundation walls and locate crawl space vents sump pit, and crawl access
- For basement; Label use of rooms/ areas, show location of water heater, HVAC, electrical panel, sump pit and drainage, etc.
- Show girders and note type and size
- Show size, spacing, grade, and species of the floor joist, indicate direction of span for joists and any variation within the structure

Floor Plan; The following information shall be indicated

- Show labeled use of all rooms
- Show dimensions of all rooms and partitions
- Show location and dimensions of all windows and doors
- Indicate areas with vaulted or cathedral ceilings
- Indicate size spacing, grade, and species of floor joists, ceiling joists, and rafters. Show the direction of the span for the floor joists, ceiling joists, and rafters; Indicate each variation of size, spacing, grade, species, or direction of span varies within the structure
- Indicate the location, size and type of attic access; refer to Indiana Residential Code for minimum live load requirements of attic spaces
- Indicate the type of fireplace (masonry or factory) if applicable
- Indicate the location and height of all required guardrails, handrails
- For additions; Indicate walls to remain and walls which are to be removed along with labeled uses of all rooms adjacent to the proposed addition.

Wall/ Building Section; The following information shall be indicated

- Show all typical building materials
- Show the location of finish grade
- Note the dimensions of footings and foundation walls, including the depth below finish grade
- Indicate the type of insulation and note the R-value for each type

Building Elevations; The following information shall be indicated

- Show all sides of construction
- Show roof pitch and chimney height if applicable
- Show overall height of the structure



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Additional Details, Specifications or Information

Zoning Standards: General Zoning Districts and Requirements

Please review all Development Standards that are required for the appropriate zone in which you are performing the construction/ improvements. Consult with the Plan Director regarding Aesthetics Review Overlay District Boundaries if applicable. All zoning and ordinance requirements can be found on the Town of Cicero website, www.ciceroin.org.

Note: In accordance with Article One, Section 1.5 (B) of the Subdivision Control Ordinance, The division of any lot into a subdivision for the purpose of sale, transfer, gift, or lease resulting in the creation of one (1) or more new building sites shall not be permitted. All such described divisions are a subdivision and shall be subject to the requirements of this ordinance.

Ordinance definition of appurtenances Setbacks from property line;

Please be advised that the definition of a building or structure includes all appurtenances attached to or a part of the building or structure. Appurtenances include but are not limited to roof eaves/ gutters, cantilever projections, attached window wells, chimneys, decks, bay windows, wing walls, etc.

Building and Safety Code: Building Rules of the Indiana Fire Prevention and Building Safety Commission as set out in the following Articles of Title 675 of the Indiana Administrative Code are adopted and incorporated by the Town of Cicero and Jackson Township. For a reference of these codes and standards, visit our website at www.ciceroin.org Reference Ordinance Title 15, Section 150.05 or www.in.gov/legislative/iac/ reference Article 675.

The Cicero/ Jackson Township Plan Director, Plan Commission, Technical Advisory Committee or a representative there of reserves the right to request additional information regarding construction, new construction materials, unfamiliar construction materials and/or practices, or any items that are unclear to the plan reviewer. No permit will be released until all necessary concerns are addressed. For questions regarding additional information that may be required for your project please contact the Plan Commission at 317-984-5845.

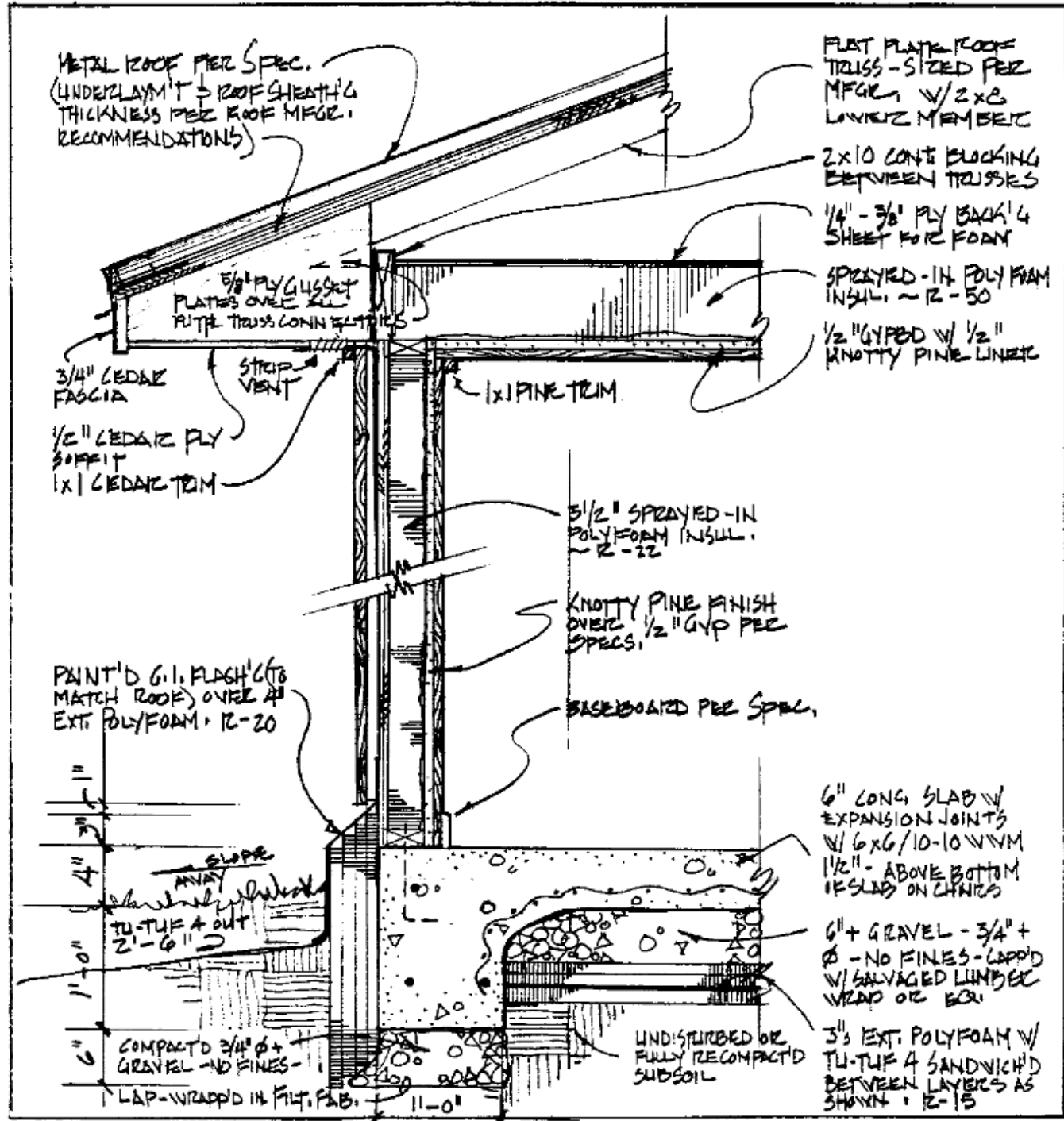
Note; Any Variations or changes in construction from the drawing submitted, shall have an amendment to the drawings submitted for review before the changes or alterations are made.



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Example Only Wall Section Drawing

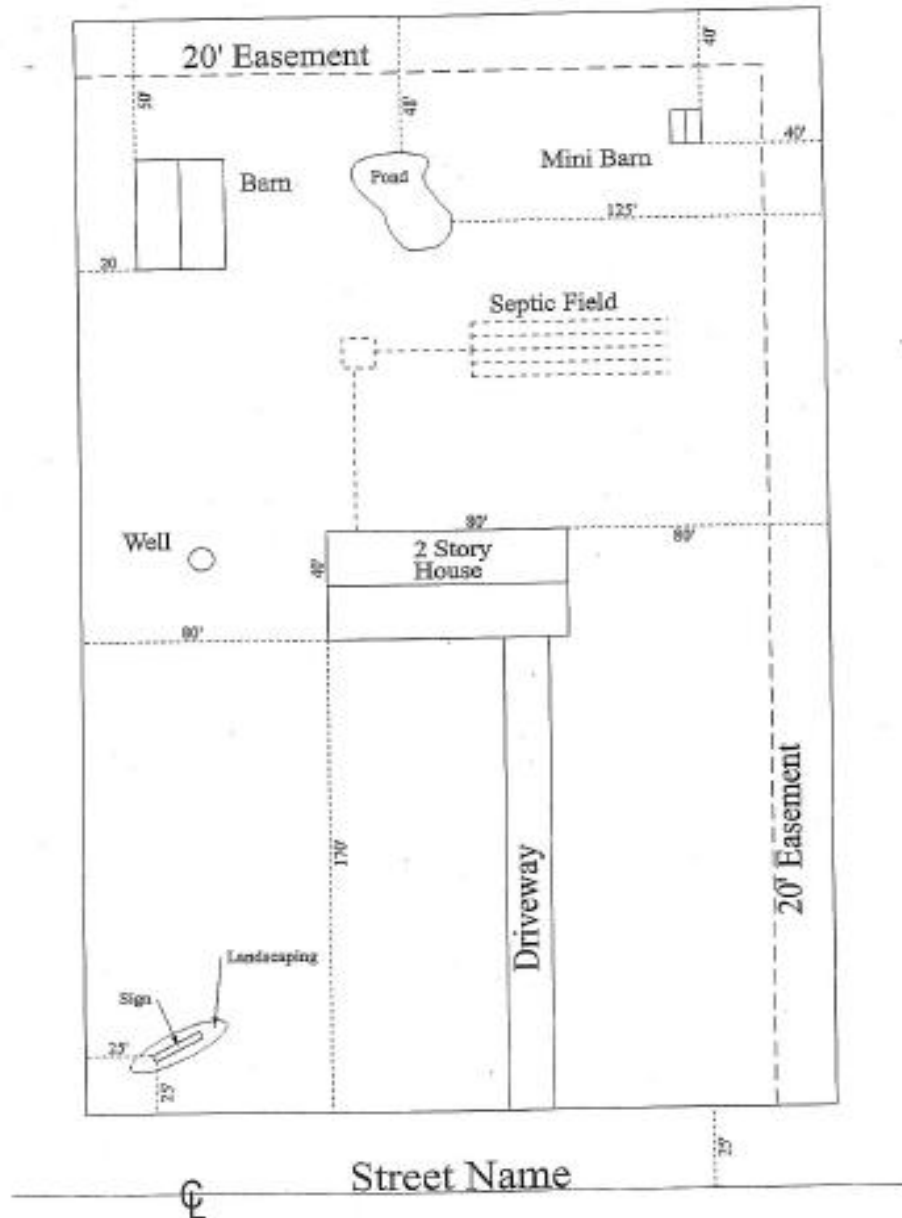




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Example Only Site Plan





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Permit For Private Drive- Curb Cutting

Date of Application: _____

Permit Number: _____

Name: _____

Address: _____

Telephone: _____ Fax: _____

Cell Phone: _____

Description of Improvement or Cut: _____

Note: Details and drawings to be filed with the Town of Cicero at the time of the application include addressing issues of public safety, drainage, sidewalks, traffic, adjacent properties, materials used in construction.

Date of Completion: _____

Comments from the Town Council/ Street Commissioner: _____

Restrictions: _____

Approval: _____ Date: _____ Bond Posted: _____

Street Commissioner

Attested: _____ Date: _____

Clerk/ Treasurer



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Article 7: Development Standards Accessory Structure Standards

Note: Please review the Zoning District requirements to see which standards apply for the subject Zoning District that is applicable. Please note that all accessory structures over 200 square feet must have a permanent foundation per Indiana State Code.

7.5 Accessory Structure Standards (AS)

AS-01: Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structures shall encroach on any platted easement unless written consent is given by the agency the easement belongs to or is managed by.

Accessory Structures are not permitted on a lot prior to any Primary Structure being constructed except where the accessory structure is being used for personal storage or agricultural purposes. Accessory Structures also must relate to the Primary Structure and its uses. The following Accessory Structures are permitted, but must abide by all applicable Standards:

- Antennas or satellite dishes,
- Bath houses or saunas,
- Decks,
- Detached garages,
- Gazebos,
- Greenhouses (personal),
- Hot tubs,
- Mini barns,
- Storage building,
- Pole barn,
- Agricultural buildings,
- Sheds,
- Sport courts,
- Swimming pools (swimming pools must abide by 675 IAC 20),
- fences, and
- walls.

AS-02: All permissible Accessory Structures shall abide by the following standards:

A. Size of Accessory Structures

- a. RR-may not exceed one-hundred percent (100%) of the Finished Floor Area of the Primary Structure.
- b. R1-may not exceed sixty-five percent (65%) of the Finished Floor Area of the Primary Structure.



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- c. R2- may not exceed sixty-five percent (65%) of the Finished Floor Area of the Primary Structure.
- d. R3- may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure.
- e. R4- may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure.
- f. R5- may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
- g. R6- may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
- h. MP- may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
- i. AG- no size restriction.

B. No more than two (2) enclosed accessory structures are permitted on a Lot, unless the property is in the AG, Agriculture District and is used as a working farm; in that instance, there is no limit to the number of accessory structures.

C. An accessory structure shall only be located to the rear or side of the primary structure.

D. Swimming pools, hot tubs, mini barns, campers, bath houses or sauna shall only be located to the rear of the primary structure except in the case of corner or through lots; in that instance, the structures may be placed on the side of the primary structure.

E. No mobile home or manufactured home may be used as an accessory structure in any district.

AS-03: Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also,

no Accessory Structures shall encroach on any platted easement unless written consent of the agency the easement belongs to or is managed by.

Accessory Structures must relate to the Primary Structure and its uses.

The following Accessory Structures are permitted, but must abide by all applicable Standards:

- Antennas or satellite dishes,
- Decks,
- Gazebos,
- Storage buildings,
- Sheds, and
- Dumpsters.

AS-04: All permitted Accessory Structures shall abide by the following standards:

- A. No more than two (2) Accessory Structures are permitted on a lot.
- B. An accessory structure shall only be located to the rear or side of the primary structure.
- C. Antennas or Satellite Dishes shall only be permitted to the rear of the primary structure.
- D. Dumpsters shall be enclosed and screened on all four sides.

AS-05: Manufactured Home Park Accessory Structures standards are as follows:

A. Management offices, sales offices, storage, mini-warehouses, laundry, dry cleaning facilities, and other structures customarily incidental to manufactured home parks shall be permitted, provided that the following criteria are met:

- a. They are subordinate to the residential component of the park and add aesthetic value to the park.



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b. They are located, designed and intended to serve only the needs of the park.

c. The establishments shall present no visible evidence of their business nature to areas outside the park.

B. Each manufactured home is entitled to one (1) accessory structure in addition to a carport or garage. Attached or detached garages, and carports are to be counted toward the total accessory building area. The total area of all accessory structures shall not exceed twenty percent (20%) of the dwelling site.

Permitted accessory structures are as follows:

- Decks,
- Attached/detached garages,
- Gazebos,
- Greenhouses,
- Hot tubs,
- Mini barns,
- Patios,
- Sheds,
- Sport courts, and
- Boat houses.

C. Model manufactured homes as sales units provided the number of model homes is limited to five percent (5%) of the authorized number of dwelling sites in the park. Model homes must comply with all standards set forth in the MP District. One (1) unit may be used as a sales office.

AS-06: Condominium Accessory Structures standards are as follows:

A. Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structure shall encroach on any recorded easement unless consent of the agency the easement belongs to or is managed by.

Accessory Structures must relate to the Primary Structure and its uses.

B. Each dwelling unit within the complex shall have allocated no less than one covered (1) carport or garage space. The total area of all accessory structures shall not exceed thirty percent (30%) of the site.

The following Accessory Structures are permitted, but must abide by all applicable Standards:

- | | |
|---------------------------------|---------------------------------|
| • Decks, | • Sport courts, |
| • Gazebos, | • Bath houses or saunas, |
| • Dumpsters (enclosed), | • Swimming pools (swimming |
| • Detached garages or carports, | pools must abide by 675 IAC 20) |
| • Hot tubs, | |