



# Town of Edinburgh

## ADMINISTRATIVE OFFICES

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## Memo

November 15, 2021

**From:** Office of the Building & Zoning Official

**To:** Citizens of the Town of Edinburgh and Owners and Future Owners of Accessory Structures

**RE:** Construction or Installation of *Modular Accessory Structures*

The Town of Edinburgh has adopted Zoning Ordinances and a Building Code to preserve, promote, and protect the public health, safety, comfort, morals, convenience, and general welfare of the town. In addition, these rules and regulations serve to protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land and to minimize the conflicts among the use of land and buildings. See Section 156.003 of the Code of Ordinances for the Town of Edinburgh.

An accessory structure placed on a residential property is subject to the requirements of the Indiana Residential Code. Section 101 states:

"The provisions of this code apply to the construction, prefabrication, alteration, addition, and remodel of detached one- or two-family dwellings and one-family townhouses not more than 3 stories in height and ***their accessory structures.***"

The construction of an accessory structure requires filing an application with the Town of Edinburgh and the approval of the town Building Commission. Section 156.005 of the Code of Ordinances stated:

"No structure shall be located, erected, constructed, reconstructed, moved, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Article and after the lawful issuances of the permits required by this Article."

The following classifications can be made of an accessory structure, in the order of least to highest concern of risk to life, limb, and property:

1. Non-habitable:
  - a. Storage, utility spaces, and similar areas.
  - b. If under 200 SF:
    - i. May be portable
    - ii. Not more than one 20-amp branch circuit fed from the primary structure, GFCI required
  - c. If under 721 SF and greater than 200 SF:
    - i. Monolithic footing- 8"x18" or 12"x12"
    - ii. Floors, Exterior Walls, Girders and Headers, and Roof Systems must comply with the Indiana Residential Code

- iii. Electrical Power must comply with the Indiana Electrical Code; see separate document for additional metering of the accessory structure
  - d. If over 721 SF:
    - i. Conventional Foundation required
    - ii. The structure must comply with the Indiana Residential Code
    - iii. Electrical Power must comply with the Indiana Electrical Code; see separate document for additional metering of the accessory structure
    - iv. Variance from the Board of Zoning Appeals for structures larger than 24'x30' (720 SF)
- 2. Garage use:
  - a. Housing internal combustion motor vehicle(s):
    - i. Same as non-habitable for floor area
    - ii. Floor Design Live Load of 50 psf
    - iii. Floor surface of approved Non-combustible material
    - iv. Elevated above the flood elevation or at or above grade on at least one side
    - v. Not less than one 20-amp branch circuit fed from the primary structure for each vehicle bay, GFCI required
    - vi. Not less than one wall-switch-controlled lighting outlet (interior)
    - vii. Not less than one wall-switch-controlled lighting outlet (exterior side of egress door)
- 3. Habitable- non-sleeping use:
  - a. Living, eating, cooking, work-from-home spaces, all other uses not specified in another classification:
    - i. The structure must comply with the Indiana Residential Code
    - ii. One exit door or emergency egress window
    - iii. Window(s) with 8% glazing area or artificial lighting
    - iv. Doors and windows with 4% openable area or mechanical ventilation
    - v. Heating facilities capable of maintaining 68 degrees (no portable space heaters)
    - vi. Not less than 70 SF with a ceiling height of 5 feet or more
    - vii. Not less than 7 feet in any horizontal dimension
    - viii. Ceiling height of not less than 7 feet

Accessory Structures are not permitted in the front yard. Corner lots, have two front yards. There are minimum side yard and rear yard setbacks for all properties based on the zoning district. An accessory structure can only be located closer to the property line than the required setback line with the approval of the Board of Zoning Appeals.

Please contact the office of the Building Commissioner for additional information or clarification if necessary.

Sincerely,



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