

# RESIDENTIAL PERMIT GUIDE

A Land Use permit shall be required for the **construction, reconstruction, enlargement, or relocation** of any **building** or **structure** unless specifically excluded by the ordinance. Compliance with applicable Homeowners Association (HOA) covenants or restrictions is the responsibility of the property owner and is not enforced by this department.

## YES



ACCESSORY BUILDING

- ✓ Accessory Building (over 200 sf)
- ✓ Barn
- ✓ Carport or Garage (portable or site-built)
- ✓ Conversion of Detached Structure into Living Space
- ✓ Gazebo
- ✓ Pergola
- ✓ Shed (over 200 sf)



DECK

- ✓ Deck (including around pools)
- ✓ Deck Boards and/or Posts
- ✓ Enclose Existing Deck or Porch



FENCE

- ✓ New, Repair, or Replacement
- ✓ Pool Fence



NEW HOME

- ✓ Single Family Residence



ROOM ADDITION

- ✓ Addition to Residence
- ✓ Enclose 3-Season Room, if screen porch enclosure
- ✓ Dormers, adding
- ✓ Remodel attached/detached Garage, Unfinished Basement, or Attic into Living Space (if includes kitchen, bedroom, and bathroom)

## NO

- ⊗ Accessory Building\*≈ (200 sf or less)
- ⊗ Dog / Pet House
- ⊗ Play Equipment or Swing Set
- ⊗ Rain Barrel
- ⊗ Tree House (not attached to ground)

\* Additional permits or approval may be required from other agencies, such as Building, Fire, Health, Highway, Public Works, Historic Preservation, & Surveyor.  
≈ Additional permits or approval may be required if the project is located within a floodplain.

- ⊗ Agricultural\*≈
- ⊗ Temporary Construction only\*
- ⊗ Railings\*≈ (adding or replacing)

- ⊗ Manufactured Home, **Type II and Type III**\*≈ (if located in a Manufactured Home Park)

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- ⊗ Enclose 3-Season Room\*≈ (if there are existing windows and walls)
- ⊗ Dormers, decorative only ≈
- ⊗ Remodel attached/detached Garage, Unfinished Basement, or Attic into Living space (room only)\*≈



### Department of Planning Services

200 E Berry St., Ste 150 | Fort Wayne, IN 46802

(260) 449-7607 | [www.allencounty.in.gov/281/Department-of-Planning-Services](http://www.allencounty.in.gov/281/Department-of-Planning-Services)

**APPLY ONLINE:** <https://aca-prod.accela.com/ACFW>

DPS—Residential Permit Guide—FINAL

**CONTINUED ON BACK**



02/17/26 MAWOAA/PDREA

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## YES



ROOFING & SIDING

- ✓ Roof (if change in pitch)
- ✓ Roof Structure Addition (over patio, porch, etc)



SWIMMING POOL

- ✓ Pool **at or over** 250 sf (18 sf diameter) w/ 24" depth
- ✓ Pool Equipment Storage Building **over** 200 sf without utilities



OTHER / MISC

- ✓ Retaining Wall (adding or replacing) **and functional**
- ✓ Step Addition or Replacement (**second story or higher**)
- ✓ Chimney (addition or replacement)
- ✓ Piers / Posts Structure Support

## NO

- ⊗ Re-Roof\* (no change in pitch)
- ⊗ Siding\* (new, repair, or replacement)

- ⊗ Pool **under** 250 sf\*
- ⊗ Pool Equipment Storage Building **under** 200 sf without utilities\* ≈
- ⊗ Pond\* ≈
- ⊗ Hot Tub under 250sf\*

- ⊗ Retaining Wall ≈ (adding or replacing) **decorative only and not functional**
- ⊗ Step Addition or Replacement\* ≈ (first floor only)

## NO

- ⊗ Access Ramp\*
- ⊗ Address Marker
- ⊗ Arbor ≈
- ⊗ Basketball Backboard / Goal
- ⊗ Bird Bath / Feeder / House
- ⊗ Commercial Communication Tower (if located w/in City Right-of-Way)\* ≈
- ⊗ Driveway or Walk\* ≈
- ⊗ Electrical\* ≈
- ⊗ Flagpole

- ⊗ Garden
- ⊗ Grill
- ⊗ Holiday Decorations
- ⊗ Landscape Elements, Hedge or Trellis
- ⊗ Mail/Newspaper Delivery Box
- ⊗ Moving Walls (interior only)\* ≈
- ⊗ Name Plate
- ⊗ Newspaper Delivery Box
- ⊗ Paint\*
- ⊗ Plumbing\* ≈

- ⊗ Property Boundary Marker
- ⊗ Remodel (interior only)\* ≈
- ⊗ Satellite Dish
- ⊗ Site Lighting Facilities\* ≈
- ⊗ Stoop\* ≈
- ⊗ Storage Tank (underground)\* ≈
- ⊗ Television Aerial
- ⊗ Temporary Sign
- ⊗ Utility Fixture\* ≈
- ⊗ Windows (removal)\* ≈
- ⊗ Yard Light\*



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