



# ACCESSORY BUILDING REQUIREMENTS

## Building Inspections

### Permit Applications

**Please check your deed restrictions and Home Owner's Association requirements before building, as they are not regulated by the Town.**

All accessory building permit applications must contain the following information:

**Attached** accessory buildings shall conform to the regulations applicable to the main building to which they are attached.

**Detached** accessory buildings one hundred twenty (120) square feet and less shall be subject to the following regulations, in addition to any applicable regulations of this code, but no building permit shall be required.

**I. Required setbacks** - All accessory buildings must comply with the following setback requirements:

- A. **Rear Yard** - The accessory building must be located at least three feet (3') from the rear property line. If the lot abuts an alley, there is no rear setback. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than twenty feet (20') from the rear property line. When accessory buildings are constructed less than five feet (5') from any property line, no windows, doors, or other penetrations of the exterior wall shall be allowed in the wall abutting that property line. In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables shall not be located within fifty feet (50') of any property line.
- B. **Side Yard** - Accessory buildings shall be set back a minimum of three feet (3') from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet (5') from a side property line, no windows, doors, or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than twenty feet (20') from the exterior side property line. In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables shall not be located within fifty feet (50') of any property line.
- C. **Front Yard** - Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
- D. **Buildings** - Accessory buildings must be located at least five feet (5') from any other building or structure on the property.
- E. **Easements** - Accessory buildings shall not be located within any easement.
- F. **Drainage** - No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of storm water flows.
- G. **On-Site Sewage Facilities (Septic Systems)** - Accessory buildings located on lots where septic systems are utilized must be approved by the Environmental Health Division. Applicants must submit a site plan showing the layout of the septic system.

**NOTE: Approval by the Town of Flower Mound does not constitute approval to violate any deed restriction. The Town of Flower Mound is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions for his or her property, prior to starting construction.**

**II. Building Construction** - All accessory buildings must comply with the following construction requirements:

- A. **Roof** - The minimum roof slope must be a minimum pitch of 3:12. The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.
- Exception:** Metal carports and engineered metal buildings.
- B. **Exterior Walls** - Exterior walls of accessory buildings must comply with the following requirements:
- a. **Buildings 300 square feet and less** – Accessory buildings three hundred (300) square feet and less in area may use exterior grade wood siding.
  - b. **Buildings over 300 square feet** – Accessory buildings over three hundred (300) square feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.
- C. **Building Height** - The maximum height for any accessory building is fourteen feet (14') measured from grade to the peak of the roof.
- Exception:** In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, the maximum height for any accessory building is twenty feet (20') measured from grade to the peak of the roof.
- D. **Foundations** - Foundation requirements for accessory buildings are as follows:
- a. **Detached storage sheds, play houses, and other similar buildings up to and including 150 square feet:**

Buildings up to and including 150 square feet may be placed on the ground and shall provide resistance to wind load by one of the following methods:

    - Anchored to a 4 inch thick slab reinforced with 6 X 6 #10 wire mesh or #3 (3/8") rebar spaced at 18 inches on center each way.
    - Anchored at all corners, each corner anchored by a system to resist a horizontal wind load of 75 miles per hour.
  - b. **All habitable additions up to and including 500 square feet, and accessory buildings, play houses, and similar buildings greater than 150 square feet up to and including 500 square feet:**

Beams must be constructed at all perimeters. All beams are required to be at least 10 inches wide and 20 inches deep with 2 #5 (5/8") bars in the top and 2 #5 (5/8") bars in the bottom of the beam. Interior beams must also be constructed and located no more than 15 feet apart. All beams must extend at least 12 inches into undisturbed soil. Place #3 (3/8") bars 18 inches on center each way in the middle of the new 4-inch slab.

For house additions, the existing concrete pad must be connected to the perimeter beam of the new foundation by #3 (3/8") bars doweled in to the existing foundation at 24-inch centers. The dowel bars must penetrate into the existing slab a minimum of 6 inches and extend into the new perimeter beam a minimum of 6 inches.

**Note:** If the existing slab is post-tensioned, an engineer's design is required.
  - c. **Accessory buildings greater than 500 square feet and all habitable additions (other than additions 500 square feet or less to existing rebar type foundations):**

A design in accordance with current Town building code by a Texas Registered Engineer is required.
- E. **Building Size** – Except in Agricultural (A) zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed seven hundred fifty (750) square feet or twenty-five percent (25%) of the floor area of the primary structure, whichever is less, except for Single Family Estate (SF-E) zoning districts, in which the combined floor area of all accessory buildings shall not exceed fifteen hundred (1,500) square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory Dwellings are not subject to these regulations and

shall be governed by other provisions of this chapter.

- F. **Barns and Stables** - In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for SF-E or A zoning district.
- G. **Riding or rodeo arenas** – A Specific Use Permit as provided in §3.05, Schedule of Use Regulations shall be required whether enclosed, partially enclosed, or open air.

III. **Permit application** - Applications must be complete and include the name of the plumbing and electrical contractors (if plumbing or electrical work is to be installed in the building). Incomplete applications will not be processed. Three site plans showing setbacks and 2 sets of building plans are required.

**Permit Fees** - The permit fees for an accessory building are based on the value of the building as follows:

<u>Value of Construction</u>	<u>Permit Fee</u>
\$0.00 to \$500.00	\$35.00
\$500.01 to \$1,000.00	\$40.00
\$1,000.01 to \$2,500.00	\$50.00
\$2,500.01 to \$5,000.00	\$60.00
\$5,000.01 to \$10,000.00	\$75.00
\$10,000.01 to \$15,000.00	\$100.00
\$15,000.01 to \$50,000.00	\$300.00
\$50,000.01 to \$100,000.00	\$500.00
<b>\$100,000.01 or more</b>	<b>\$500.00 for the first \$100,000.00, plus \$50.00 for each additional \$50,000.00 or fraction thereof.</b>

**Drainage fees will apply for any building over 150 square feet.**

Drainage Inspection Fee: \$200.00

**Inspection Requirements**

**PRE-DRAINAGE** must be scheduled and approved before any other inspection is scheduled.

- a. Lot must be benched and foundation form boards installed.
- b. No plumbing work should be started.
- c. All required erosion control devices must be in place.
- d. This inspection must be approved before any other inspection can be scheduled.
- e. This inspection is conducted by the Engineering Drainage Inspectors. Any questions regarding this inspection should be directed to Engineering at (972) 874-6309 or (972) 874-6313.

1. **Pre-Fabricated Buildings** - The only inspection required for a pre-fabricated building (e.g., Morgan or Sears-type accessory building) is a final inspection to verify that the location of the building is in compliance with Town ordinances. The Town-approved site plan must be at the site and available to the inspector when the final inspection is requested.

2. **Buildings Constructed in Place** - Buildings constructed in place must obtain the approval of the following inspections:

- A. **Plumbing Rough** - If plumbing is installed in the building, a plumbing rough inspection is required prior to any lines being covered. A minimum head test of five feet (5') is required for all sewer lines. A water test with city water pressure or a minimum air test of 50 psi is required on all water lines.
- B. **Foundation** - If a foundation is required, an inspection must be performed when all work is complete and prior to placement of concrete.

- C. **Framing** - All structural framing members must be inspected prior to being covered by any walls or insulation. If plumbing, electrical, or mechanical work is incorporated within the building, it must also be inspected prior to covering.
- D. **Final** - When all work is complete and the building is ready for use. The Town-approved site plan must be at the site and available to the inspector when the final inspection is requested.

**Re-inspection Fees**

A re-inspection fee of \$60.00 may be assessed for any of the following reasons. If a re-inspection fee is assessed, no further inspections will be performed on that job until the fee has been paid.

- A. Inspection called for is not ready (this could include a first-time inspection where a history has developed for deficient items on a continual or repeated basis);
- B. Town-approved plans and permit not on the job site;
- C. The gate is locked, or the work is otherwise not accessible for inspection;
- D. An inspection is disapproved twice for the same item;
- E. The previous red tag has been removed from place left by inspector.