



**ACCESSORY BUILDING PERMIT**  
**(Patio Covers, Carports and Sheds)**  
 CITY OF ROWLETT  
 5702 ROWLETT RD  
 ROWLETT, TX 75089  
 972-412-6125

Please fill out this form in its entirety.

Permit Type:  Shed (Accessory Building)  Carport  Patio Cover  Attached  Detached  
(Includes Pergolas, Arbors, Greenhouses, etc.)

Please indicate if any of the following work will be done:  Concrete  Electrical  Plumbing  Mechanical

A Site Plan indicating all structures on the property, including the new proposed accessory building must be included with this permit application. The site plan must show the distance the new accessory building will be from all existing structures and the distance it will be from all property lines.

Is any part of the property located in a floodplain?  Yes  No

Floodplain permit #: \_\_\_\_\_ Date: \_\_\_\_\_

**Note: Detached accessory buildings must comply with the following setback distances from the property line (normally the location of the fence).**

- Rear Setback – Three (3) feet for carports and sheds. For attached Patio Covers, the rear setback is the same as the required rear setback for the house.
- Side Setback –
  1. If the accessory building is located completely behind the house, the side setback (typically the distance from the side fence) is a minimum of three (3) feet.
  2. If the accessory building is located in whole or in part between the house and the side property line, the minimum side yard setback is the same as what is required for the house. This distance varies depending on the zoning district. Carports and Patio Covers must comply with this requirement regardless of item #1 above.

Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Other Contact: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Other Contact: \_\_\_\_\_

**Size of Accessory Building:**

\_\_\_\_\_ (length of building in feet) X \_\_\_\_\_ (width of building in feet) = \_\_\_\_\_ square feet of building<sup>1</sup>

<sup>1</sup>**NOTE: Any building 500 square feet or larger must have a valid Special Use Permit (SUP). Please contact the Planning Division to obtain an SUP.**

Height of Building: \_\_\_\_\_ Value of Construction: \$ \_\_\_\_\_

**Location of proposed accessory building** (must attach a site plan)

Distance from house: \_\_\_\_\_ feet Distance from rear property line: \_\_\_\_\_ feet

Distance from nearest side property line: \_\_\_\_\_ feet.

Distance from all other structures on property: \_\_\_\_\_ feet \_\_\_\_\_ feet \_\_\_\_\_ feet

All accessory buildings are required to resist a wind load of 115 mph. Please indicate how you will comply.

**Sheds, Garages, Workshops, Greenhouses, etc**

- Anchor the building to a concrete foundation using J-bolts at no more than 6 feet on center or use a Simpson HTT5 hold down or equivalent at each corner (Min concrete depth of 12 inches is required).
- Install piers and anchor the building to the piers (Min 30 inches deep and 12 inches in diameter) using a Simpson HTT5 or equivalent.
- Anchor all corners using helical anchors designed to resist a force of at least 850 pounds.
- Sealed plan from a Texas licensed engineer is attached.

**Patio Covers and Carports**

- Embed posts in concrete piers that are at least 30 inches in depth and 12 inches in diameter.
- Anchor all posts with a Simpson CBS/CBSQ Column Base or equivalent (Min concrete depth of 9 inches required).
- Sealed plan from a Texas licensed engineer is attached.

Applicant Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_