



ACCESSORY BUILDING REGULATIONS

City of Rowlett
5702 Rowlett Road
Rowlett, TX 75089
972-412-6125

Information needed for permit submittal:

- 1) A survey or site plan showing the following:
 - Show all platted setback lines and easements
 - Lot, block, street address, and subdivision information
 - Proposed location of the accessory building – indicate how far the building will be from each property line and from all other buildings on the property
- 2) Plans indicating the following:
 - Building materials to be used and their building dimensions and height
 - Foundation plans.
 - Elevation drawings of the proposed building
 - A detailed drawing or picture of the proposed building
- 3) All accessory buildings are required to resist a wind load of 115 mph. You must select one of the methods below or obtain a sealed design from a structural engineer.

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.

- ✓ The permit fee is: \$75.00 for buildings less than 250 square feet.
- ✓ For buildings larger than 250 square feet, the permit fee is \$75.00 plus 10 cents per square foot.

Requirements and Inspections:

- (a) Size, height and building materials.
 1. The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
 2. Accessory structures shall not exceed the height of the primary structure or the maximum height for the zoning district, whichever is less. However, accessory structures in the front yard shall not exceed seven feet in height.
 3. Accessory structures located in the front or side yard are required to meet the same front and side yard setbacks required for the primary structure.
 4. When an accessory structure is located in the rear yard (behind the house), a minimum three foot (3') side setback is required. This means the building must be located at least three feet (3') from your neighbor's property line.
 5. No accessory structure or portion of an accessory structure can be used as a dwelling.
 6. An accessory structure which is an enclosed structure, shall have exterior walls constructed of building materials that comply with the adopted building code.
 7. Any accessory structure in a residential zoning district that is over 500 square feet in size and which is enclosed, requires a special use permit. A building permit is required after the special use permit is approved.
 8. Any accessory structure that does not meet the above requirements may be allowed only by special use permit or a variance.
 9. Accessory building cannot be located over underground gas lines or located on any easement.
 10. If overhead power lines are present, those lines must meet the clearance requirements for overhead electrical lines in the currently adopted National Electric Code.
- (b) Required Inspections
 1. Foundation
 2. Framing
 2. Electrical, mechanical, or plumbing – prior to cover-up, if applicable
 3. Final