



ACCESSORY BUILDING REGULATIONS

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

Information needed for permit submittal:

- 1) One site plan (preferable a survey) 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 must include the following information:
 - 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 must be designed to withstand wind uplift. The following are acceptable construction means to resist wind uplift:

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 12 inches required for beams and 12" X 30" required for piers).
- Sealed plan from a Texas licensed engineer is attached.

The permit fee is: \$75.00 for buildings 250 square feet and less and \$75.00 plus ten cents (\$0.10) for each square foot exceeding 250 square feet.

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 cannot be located in front of the house.
4. When an accessory structure is located at least 90 feet behind the front property line, it must be located at least three feet (3') from the side property line. This means the building must be located at least three feet (3') from your neighbor's property line. If the accessory building is within 90 feet of the front property line, it must be located at least 5 feet (5') from the side property line. Please note that a city sidewalk is not a property line.
5. Detached accessory buildings must be located at least 3 feet (3') from any rear property line. Please note that alley pavement is not a rear property line.

6. Attached accessory buildings must comply with the rear yard setbacks for the main structure. This setback will depend on the zoning district in which you are located.
7. No accessory structure or portion of an accessory structure can be used as a dwelling.
8. An accessory structure which is an enclosed structure, shall have exterior walls constructed of building materials that comply with the adopted building code.
9. Any accessory structure, or combination of accessory structures located on the same property, in a residential zoning district exceeding 500 square feet in size, requires a special use permit. A building permit is required after the special use permit is approved.
10. Accessory buildings cannot be located over underground gas lines or located on any easement.
11. 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