

# RESIDENTIAL ACCESSORY BUILDING PERMIT REQUIREMENTS

## CITY OF PLANO BUILDING INSPECTION DEPARTMENT

**EXCEPTION:** One-story detached accessory structures not exceeding 120 square feet in floor area does not require a permit, but must comply with all zoning ordinance requirements below.

**DRAWINGS SUBMITTAL:** Two (2) copies of complete set of drawings are required for plan review. Drawings must be submitted along with a completed permit application form.

**NECESSARY DRAWINGS:** The following is a general outline of drawings necessary for plan review (Building Inspection may request additional information if necessary).

1. Site plan must include the building location (scale: 1"=20'-0").
2. Floor plans.
3. Exterior elevations.

**FEE:**

1. Residential accessory building fee: Refer to the fee schedule for applicable fees
2. Electric (if required): Refer to the fee schedule for applicable fees

**NOTE:**

1. Required inspection checklist will be supplied with building permit package.
2. Drawings must be drawn to scale, dimensioned and of sufficient clarity, including square footage of lot, house, garage/carport, patio cover, arbors, etc. and proposed accessory building.
3. If structure is **NOT** prefab then detailed drawings showing type, size, dimension and span of lumber is required
4. Permit holder is responsible for requesting and completing all required inspections.
5. See reverse side for non-ED zoning ordinance requirements (Section 13.900) and lot coverage requirements below. \*
6. A building or use subordinating and incidental to the principal building(s) and use(s) located on the same lot. Accessory buildings shall include, but not limited to, parking garages, farm structures, garages for automobile storage, carports, tool houses, greenhouses, home workshops, storage houses, or garden shelters. Per City of Plano Zoning Ordinance.
7. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

**\*Lot Coverage Zoning Requirement Table:**

ZONE <i>non-inclusive list</i>	PH	SF-A	SFR-6, SFR-7 SFR-9, 2F	SF-20	ED
Maximum Coverage	60% total for house, garage/carport and all accessory buildings	65% total for house, garage/carport and all accessory buildings	45% total for house, garage/carport and all accessory buildings	25% total for house	20% total for house
Garage and accessory buildings				10% Garage/carport and all accessory buildings	10% Garage/carport and all accessory buildings

**NOTE**

Certain Planned Developments (PD) have different requirements than stated above. When checking zoning requirements, please ensure that you verify if a PD is listed for your location to determine if any additional zoning requirements listed in the PD exist that may override the requirements listed above (i.e. SF-6 / PD-154 - Lot Coverage = 55% for house, garage/carport and all accessory buildings)

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# CITY OF PLANO

## ZONING ORDINANCE, SECTION 13.900

### 13.900 ACCESSORY BUILDING REGULATIONS

#### .1 General

##### A. Use of Accessory Building

In a residential zoning district, an accessory building may not be used for commercial purposes and may not be rented.

##### B. Height and Yard Requirements

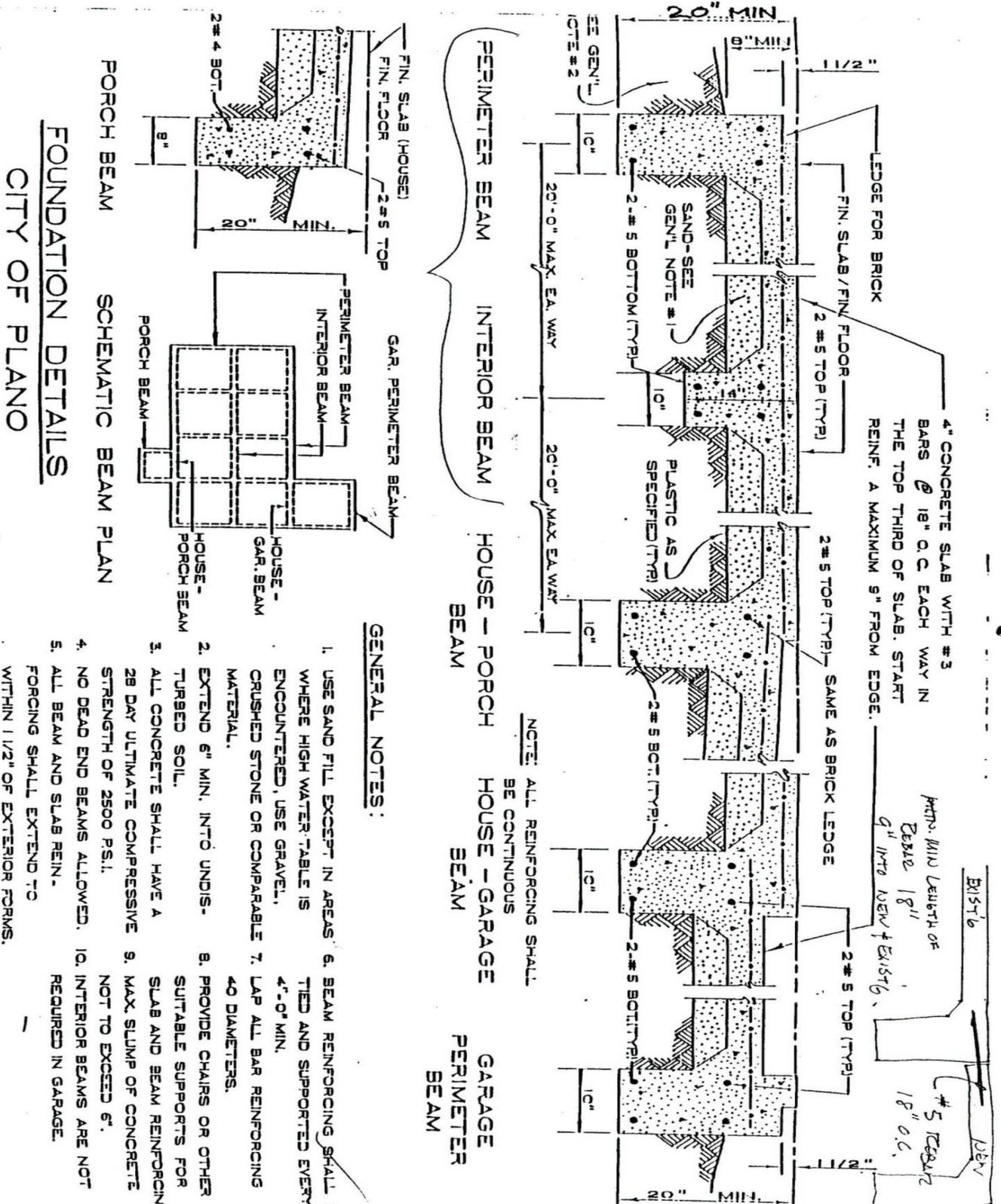
- i. Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.
- ii. Accessory buildings shall not be erected in any required front yard.
- iii. Carports and detached accessory buildings, except garages, shall not be located closer than three feet to any side or rear lot line. (Interpretation: overhang to property line)
- iv. Detached accessory buildings enclosed on three or more sides shall not be located closer than ten feet to the main building. (Interpretation: measured from wall to wall or structural support, overhang excluded)
- v. Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.
- vi. Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.
- vii. In no instance shall an accessory building be located within an easement or right-of-way.
- viii. Detached accessory buildings located in a required rear or side yard shall not exceed ten feet in height. If the detached accessory building is located less than ten feet from the rear or side lot line, a six foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport. (Interpretation: overhang to property line)

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FM624RY007 REV. 10/07/16

# City of Plano Standard Engineering Detail



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**Zoning Setback Requirements for Accessory Building over 10' in height**

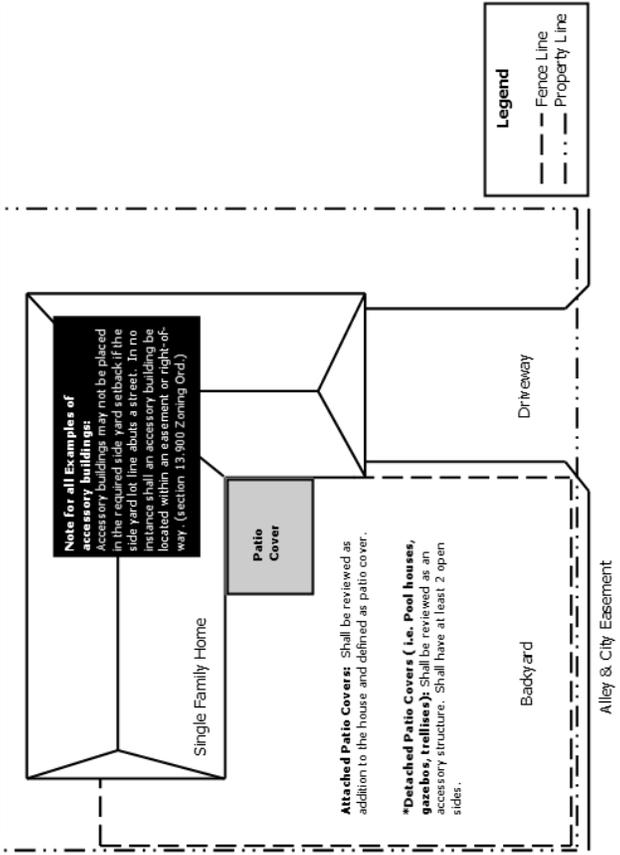
Zoning	SF-20	SF-9	SF-7	SF-6	PH	2F	*ED*
Side Yard Minimum	*10'	*7.5'	*6.5'	*6'	0/10	*6.5'	50'
*Side yard minimum: 10% of lot width or required side yard minimum per zoning, whichever is GREATER. See Above							
Side Yard on Corner Lot	15' Street Side	N/A					
Side Yard Maximum	25'	10'	10'	10'	N/A	10'	N/A
Rear Yard Minimum	10'	10'	10'	10'	10'	10'	25'

\*ED\* district is limited to one building per lot. More than one requires site plan approval. Minimum 100' between dwelling on an adjoining Property.

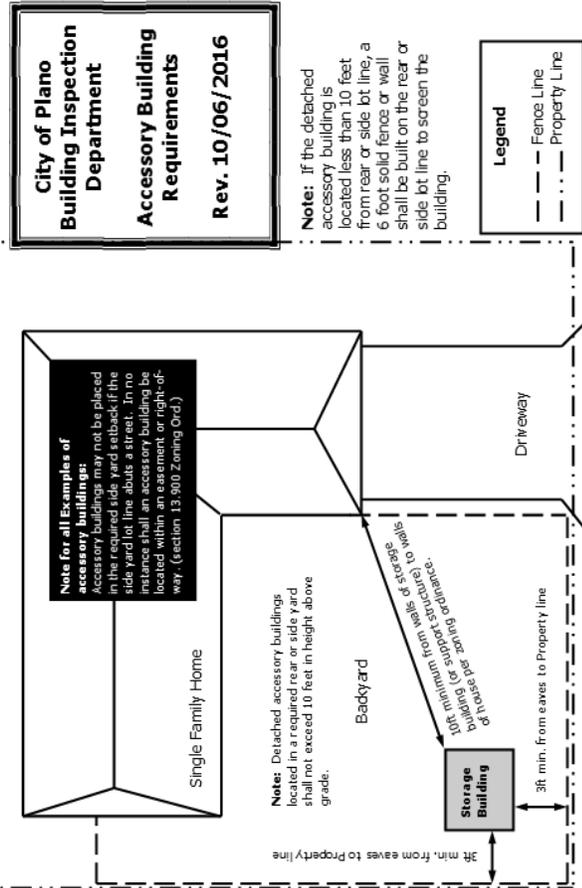
**\*Lot Coverage Table**

Zone	PH	SF-A	SFR-6, SFR-7 SFR-9, 2F	SF-20
Maximum coverage	60% Total area for house, garage/ carport and all Accessory buildings	65% Total area for house, garage/ carport and all Accessory buildings	45% Total area for house, garage/ carport and all Accessory buildings	25% Total area for House
Garage and Accessory Buildings				10% Garage and all Accessory Buildings

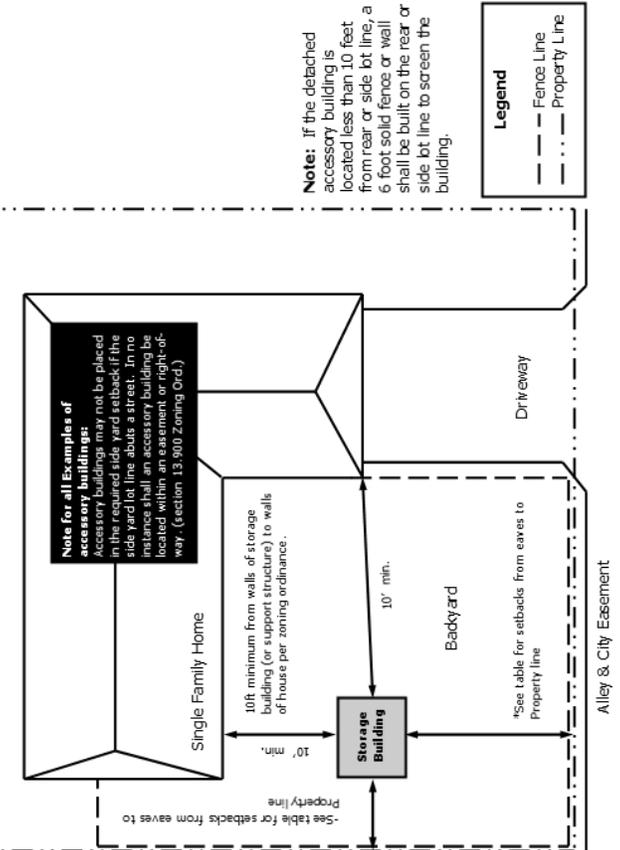
**Fig. 4: Patio Covers\*, Zoning Ordinance 3-200 to 3-204**



**Fig. 3: Storage Buildings Maximum 10' in Height\*, Zoning Ordinance Article 9 & 13.900**



**Fig. 3: Storage Buildings Over 10' in Height, Zoning Ordinance Article 9 & 13.900**



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