



When do I need to get a permit?

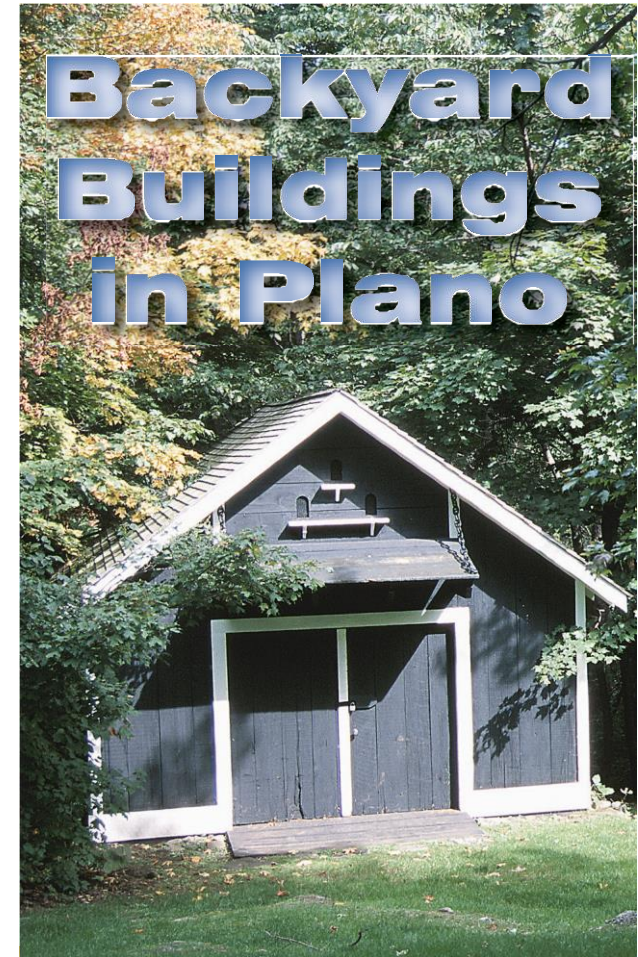
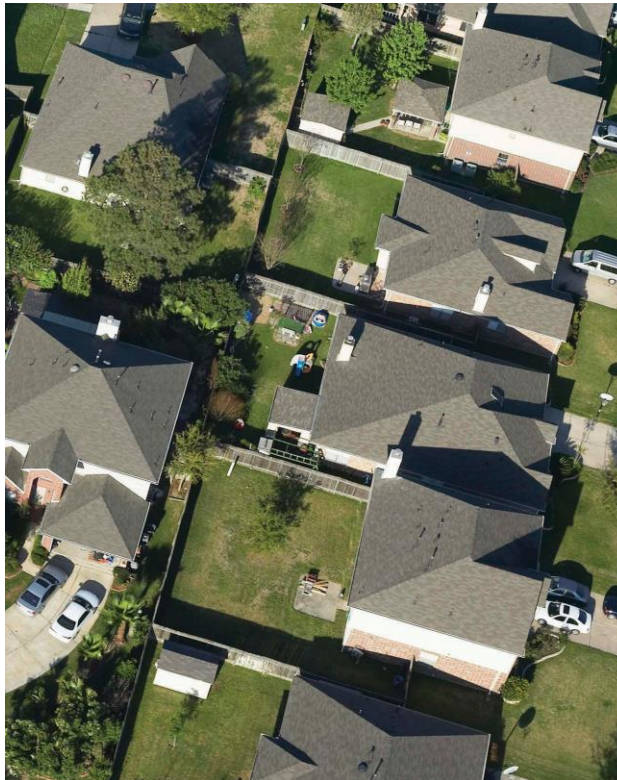
- ▶ If your accessory building does not exceed 120 square feet in floor area, you do not need a building permit. You must still **comply with all Zoning Ordinance requirements**. Failure to comply could result in a citation.
- ▶ Structures larger than 120 square feet require a building permit.

What about other structures on residential properties?

- ▶ For questions about other buildings or structures on residential properties, please contact Building Inspections at (972) 941-7140.
- ▶ Other structures may include but are not limited to: trellises, cabanas, and garden shelters.

Where can I get more information?

- ▶ New accessory structure building permits
Building Inspections
(972) 941-7140
www.buildinginspections.org
- ▶ General questions regarding zoning setback requirements of accessory structures
Planning
(972) 941-7151
www.planoplanning.org
- ▶ Notice of violation on existing accessory structures
Property Standards
(972) 941-7124
www.plano.gov/prop_stds



Do your plans measure up to residential regulations for accessory buildings?



A homeowner wants a backyard that uniquely fits their lifestyle. Whether it's adding a storage building for lawn and garden equipment or a tree house for the kids, there are some simple rules to follow when you install an accessory building.

CITY OF PLANO ZONING ORDINANCE, SECTION 3.200 governs the construction or installation of accessory buildings in Plano. Typical detached accessory buildings include storage buildings (sheds), pergolas, gazebos, greenhouses and tree houses.

Where can I place my detached accessory building?

- ▶ In no instance shall an accessory building be located within an easement or right-of-way.
- ▶ Accessory buildings can only be built in side and back (rear) yards.
- ▶ Accessory buildings cannot be closer than 3 feet to any side or rear property line (roof overhang included). If you have a corner lot, the building can only be placed in the required side yard setback that is not adjacent to the street.



- ▶ Accessory buildings enclosed on three or more sides cannot be closer than 10 feet to the main building (house).

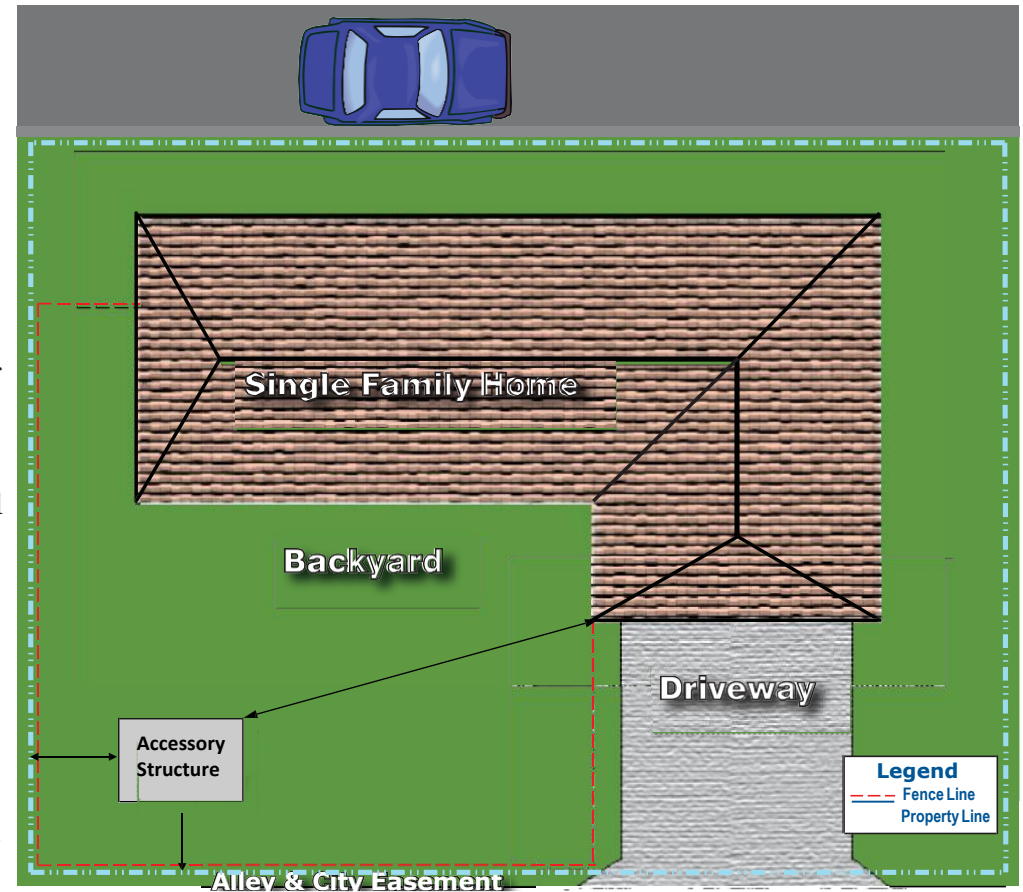
How tall can I make my detached accessory building?

- ▶ The building can be as tall as the maximum height permitted in the zoning district where it is located. However if a building is more than 10 feet tall, it may not be placed in the rear or side yard setback.
- ▶ All structures must meet the general zoning requirements for the district within which they are located, including maximum lot coverage.

Does my accessory building have to be screened?

- ▶ If a detached accessory building is allowed to be located less than 10 feet from the

Accessory Buildings, Zoning Ordinance 3.200



rear or side property line, a 6-foot solid fence or wall needs to be built on the rear or side lot line to screen the building.

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