



# ACCESSORY BUILDING REQUIREMENTS

## Building Inspections

**Please check your deed restrictions and Home Owner's Association requirements before building, as they are not regulated by the Town.**

Unless otherwise specified, all accessory buildings must comply with the following:

**Attached** accessory buildings shall conform to the regulations applicable to the main building to which they are attached. Attached accessory buildings are permitted as a remodel/addition, please see the Town's Residential Builders Packet for permit submittal information.

**Detached** accessory buildings one hundred twenty (120) square feet and less shall be subject to the following regulations, in addition to any applicable regulations of this code, but no building permit shall be required.

- I. **Required setbacks** - A site plan showing compliance with the following setback requirements must be uploaded at the time of permit submittal:
  - A. **Rear Yard** - The accessory building must be located at least three feet (3') from the rear property line. If the lot abuts an alley, there is no rear setback. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than twenty feet (20') from the rear property line. When accessory buildings are constructed less than five feet (5') from any property line, no windows, doors, or other penetrations of the exterior wall shall be allowed in the wall abutting that property line. In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables shall not be located within fifty feet (50') of any property line.
  - B. **Side Yard** - Accessory buildings shall be set back a minimum of three feet (3') from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet (5') from a side property line, no windows, doors, or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than twenty feet (20') from the exterior side property line. In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables shall not be located within fifty feet (50') of any property line.
  - C. **Front Yard** - Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
  - D. **Buildings** - Accessory buildings must be located at least five feet (5') from any other building or structure on the property.
  - E. **Easements** - Accessory buildings shall not be located within any easement.
  - F. **Drainage** - No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of storm water flows.
  - G. **On-Site Sewage Facilities (Septic Systems)** - Accessory buildings located on lots where septic systems are utilized must be approved by the Environmental Health Division. Applicants must submit a site plan showing the layout of the septic system.

**NOTE: Approval by the Town of Flower Mound does not constitute approval to violate any deed restriction. The Town of Flower Mound is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions for his or her property, prior to starting construction.**

II. **Building Construction** – Complete building plans showing compliance with the regulations listed below must be uploaded at the time of permit submittal.

A. **Roof** - The minimum roof slope must be a minimum pitch of 3:12. The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

**Exception:** Metal carports and engineered metal buildings.

B. **Exterior Walls** - Exterior walls of accessory buildings must comply with the following requirements:

a. **Buildings 300 square feet and less** – Accessory buildings three hundred (300) square feet and less in area may use exterior grade wood siding.

b. **Buildings over 300 square feet** – Accessory buildings over three hundred (300) square feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

C. **Building Height** - The maximum height for any accessory building is fourteen feet (14') measured from grade to the peak of the roof.

**Exception:** In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, the maximum height for any accessory building is twenty feet (20') measured from grade to the peak of the roof.

D. **Foundations** - Foundation requirements for accessory buildings are as follows:

a. **Buildings up to and including 150 square feet:**

Buildings up to and including 150 square feet may be placed on the ground and shall provide resistance to wind load by one of the following methods:

- Anchored to a 4-inch-thick slab reinforced with 6 X 6 #10 wire mesh or #3 (3/8") rebar spaced at 18 inches on center each way.
- Anchored at all corners, each corner anchored by a system to resist a horizontal wind load of 76 miles per hour.

b. **Buildings greater than 150 square feet up to and including 500 square feet must meet one of the following or be designed by a Texas Registered Engineer:**

1. A foundation designed in accordance the Town's currently adopted code.
2. Beams must be constructed at all perimeters. All beams are required to be at least 10 inches wide and 20 inches deep with 2 #5 (5/8") bars in the top and 2 #5 (5/8") bars in the bottom of the beam. Interior beams must also be constructed and located no more than 15 feet apart. All beams must extend at least 12 inches into undisturbed soil. Place #3 (3/8") bars 18 inches on center each way in the middle of the new 4-inch slab.
3. A Drainage and Access plan. This plan must be separate from the required site plan. This plan must be submitted at the time of permit application and must including the following:

a. **Drainage Plan** – Must show the location of any proposed or existing sub-surface drain systems located on the property as well as any landscaping, and surface drainage arrows that conform to the Town approved drainage plans. If no drainage plans exist, the proposed drainage plan must not increase or block the flow of water to adjacent lots or common drainage swales. **NOTE: All deck and overflow drain terminations must be clearly identified on the drainage and access plan and must be approved at the pre-drainage inspection. Drain terminations must be at least six feet away from the ROW or adjacent property lines. Termination at the street must be pre-approved and will only be allowed for lots with special circumstances. If pre-approval is granted, the drains must be constructed through the curb and must be cored. A separate right-of-way permit will no longer be required.**

- b. **Indicate Location of Access** – Arrows marking and labeling the proposed equipment access point must be clearly identified on the Drainage and Access plan. **NOTE If accessing across a neighboring property, a notarized release from the property owner will be required.**

c. **Buildings greater than 500 square feet:**

A design in accordance with current Town building code by a Texas Registered Engineer is required.

A grading and drainage plan that is separate from the site plan is required. The grading plan must be signed by by a licensed Texas Professional Engineer. This plan must be submitted at the time of permit application and must provide the following information:

- i. The finished pad elevation (FPE)
- ii. The elevation of the lot corners
- iii. Arrows showing the drainage inlet, including spot elevations for any high points
- iv. All existing utilities and improvements, including inlets, ADA facilities and manholes
- v. All retaining walls with top and bottom of wall elevations
- vi. Location of water meter
- vii. Any existing trees that will remain
- viii. All proposed flatwork, including driveways, with the proposed width
- ix. Culver(s) with all data, including the pipe size, flow line (in and out) and slope
- x. Show all existing easements.

- E. **Building Size** – Except in Agricultural (A) zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed seven hundred fifty (750) square feet or twenty-five percent (25%) of the floor area of the primary structure, whichever is less, except for Single Family Estate (SF-E) zoning districts, in which the combined floor area of all accessory buildings shall not exceed fifteen hundred (1,500) square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory Dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
  - F. **Barns and Stables** - In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for SF-E or A zoning district.
  - G. **Riding or rodeo arenas** – A Specific Use Permit as provided in §3.05, Schedule of Use Regulations shall be required whether enclosed, partially enclosed, or open air.
- III. **Permit application** - Applications must be completed online at [www.etrakit.flower-mound.com](http://www.etrakit.flower-mound.com). A site plan showing the proposed building setbacks and building plans are required to be uploaded to the permit at the time of permit submittal.

**\*\*\* All required plumbing drawings must be to ¼ or 1/8 scale. \*\*\***

**Permit Fees** - The permit fees for an accessory building are as follows:

Accessory Building Permit - \$100.00

Drainage fees (for any building over 150 square feet) - \$250.00

**Inspection Requirements**

**PRE-DRAINAGE INSPECTION.** (This inspection is required for all buildings larger than 150 sq. ft.)

- a. Lot must be benched, and foundation form boards installed.
- b. No plumbing work should be started.
- c. All required erosion control devices must be in place.
- d. This inspection must be approved before any other inspection can be scheduled.

1. **Prefabricated Buildings** - The only inspection required for a prefabricated building (e.g., Morgan or Sears-type

accessory building) under 150 square feet is a final inspection.

2. **Buildings Constructed in Place** - Buildings constructed in place must obtain the approval of the following inspections:
  - A. **Plumbing Rough** - If plumbing is installed in the building, a plumbing rough inspection is required prior to any lines being covered. A minimum head test of five feet (5') is required for all sewer lines. A water test with city water pressure or a minimum air test of 50 psi is required on all water lines.
  - B. **Foundation** - If a foundation is required, an inspection must be performed when all work is complete and prior to placement of concrete.
  - C. **Top Out** - All structural framing members must be inspected prior to being covered by any walls or insulation. If plumbing, electrical, or mechanical work is incorporated within the building, it must also be inspected prior to covering.
  - D. **All Finals** - When all work is complete, and the building is ready for use.

#### **FINAL DRAINAGE INSPECTION**

- a. At the time of this inspection dirt work must be completed and the lot grading and drainage must be in accordance with the approved grading and drainage plan.
- b. All disturbed areas of the lot shall either have permanent vegetation established or erosion control measures installed to ensure that there will be no silting of the neighboring lots or the ROW. In locations where the ROW, drainage easements or common drainage swales have been disturbed, all areas must have established grass or sod in place.

#### **Re-inspection Fees**

A re-inspection fee may be assessed for any of the following reasons.

- A. Inspection called for is not ready.
- B. The gate is locked, or the work is otherwise not accessible for inspection.
- C. An inspection is disapproved twice for the same item.