



**CITY OF ALVARADO
ACCESSORY BUILDING PERMIT APPLICATION**

Site Plan Submittal Shall Include:

1. Lot showing the existing primary building and all other existing structures (including pools)
2. Setbacks from primary structure, any other structures, side and rear yard property line. Minimum setbacks for residential accessory buildings are 5' from any property line and 6' from any other structure.
3. Dimensions of proposed accessory structure
4. Any utility or drainage easements (Please Note: Structures may not encroach into easements)

Date _____ Project Address _____

Type of Structure _____
Storage Building, Detached Garage, Patio Cover, Carport, Deck, Gazebo, Boat Dock, Storm Shelter, etc.

Building Square Footage _____ Building Valuation \$ _____

Will a concrete foundation be installed? Yes No Building Height: _____ ft.

Will there be electric or plumbing installed? Yes No Both

Setbacks: Left _____ Right _____ Rear _____ From Primary Structure _____
Setbacks are measured from proposed structure to property lines (viewed from the street looking at the property)

Home Owner / Renter:

Name _____ Phone _____

Address _____ Email _____

If property is owned by someone else, please provide a written statement of permission by the owner to place an accessory building on the property.

Property Owner's Name _____ Phone _____

Contractor / Company:

Name _____ Phone _____

Address _____ Email _____

Sub-Contractor(s):

Plumbing _____ Phone _____

E-mail _____ \$ _____
(office use only)

Electrical _____ Phone _____

E-mail _____ \$ _____
(office use only)

I hereby certify that the information shown above is true and correct and I agree to comply with all of the applicable city codes and ordinances, the laws of the State of Texas, and the approved plot, plans and specifications.

Signature of Applicant _____ Date _____

OFFICE USE ONLY

Permit Number _____ Clerk _____ Permit Fee _____ Receipt # _____

Approved by _____ Date _____

covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required rear yard.

- (c) *Exceptions to yard regulations.* Chimneys shall be permitted to encroach 30 inches into any required yard in residential zoning districts.
- (d) *Exceptions to height regulations.* The general height limitations contained in the various zoning district height and area regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- (e) *Exceptions to lot width regulations.* This chapter shall not prohibit the use of a lot that has less width than required in the applicable zoning district if such lot was a lot of record and in separate ownership at the time of adoption of this chapter.
- (f) *Structure to have access.* Every building hereafter erected, placed, reconstructed, altered or enlarged shall be on a lot adjacent to a public street, or with access to any approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.
- (g) *Accessory buildings.*

- (1) *Permanent accessory buildings, residential.* Permanent accessory buildings which are placed on a permanent foundation shall be allowed in residential zoning districts subject to the following regulations:
 - a. Accessory buildings shall not exceed one story in height and must be located behind the primary structure.
 - b. Setbacks:
 - 1. Front yard—Must be located behind the primary structure.
 - 2. Side yard—Same as the primary structure.
 - 3. Rear yard—Minimum of five feet.
 - c. No separate accessory building shall be erected within six feet of any other building.
 - d. No accessory building shall be used as a place of habitation or for commercial purposes.
 - e. The total floor area of the accessory building on one lot shall not exceed 30 percent of the floor area of the main building on the lot, except that this requirement shall not limit the floor area of an accessory building to less than 200 square feet.
 - f. Accessory buildings shall not occupy more than 50 percent of the rear yard.
 - g. An accessory building that exceeds 200 square feet must meet the masonry requirement of the primary structure.
 - h. An accessory building may be constructed as part of the main building, in which case the regulations controlling the primary structure shall apply.
 - i. No accessory building will be permitted without a primary structure being located on the same premises.
 - j. No such building shall be located within or encroach upon any utility or drainage easement.
 - k. No accessory building shall be placed or constructed on a lot until construction of the principal building has commenced, and no accessory building shall be occupied until the principal building is completed and is being used or occupied.
- (2) *Temporary and portable type accessory buildings, residential.* Temporary and portable accessory buildings which are not placed on a permanent foundation shall be allowed in any residential district subject to the following regulations:
 - a. Accessory buildings shall not exceed 12 feet in height and must be located behind the primary structure.
 - b. Setbacks:
 - 1. Front yard—Must be located behind the primary structure and may not be located with the front

- yard or side yard adjacent to a street.
 - 2. Side yard—Minimum of five feet.
 - 3. Rear yard—Minimum of five feet.
 - c. Maximum floor area of 200 square feet.
 - d. Two per lot. Total area of accessory buildings shall not exceed 50 percent of the area behind the rear building face.
 - e. No separate accessory building shall be erected within six feet of any other building.
 - f. Construction material. Each accessory building must have an exterior finish of materials similar to the principle building on the lot on which it is located. A portable building less than 120 square feet may be of metal commercial kit construction and must be properly secured to prevent overturning, utilizing a method acceptable to the building official.
 - g. No accessory building will be permitted without a primary structure being located on the premises.
- (3) *Residential detached garage regulations.* In all residential districts, detached garages shall not exceed 25 feet in height and must be located behind the primary structure:
- a. Setbacks:
 - 1. Front yard—Must be located behind the primary structure.
 - 2. Side yard—Same as the primary structure.
 - 3. Rear Yard—Minimum of five feet.
 - b. No separate detached garage shall be erected within six feet of any other building.
 - c. No detached garage shall be used as a place of habitation or for commercial purposes.
 - d. The total floor area of the detached garage on one lot shall not exceed 30 percent of the floor area of the main building on the lot, except that this requirement shall not limit the floor area of an accessory building to less than 600 square feet.
 - e. A detached garage shall not occupy more than 50 percent of the rear yard.
 - f. A detached garage that exceeds 600 square feet must meet the masonry requirement of the primary structure. This requirement does not apply to lots greater than one-half acre.
 - g. No detached garage will be permitted without a primary structure being located on the same premises.
 - h. A detached garage shall provide space for not more than one motor vehicle for each 3,000 square feet of lot area.
- (4) *Permanent accessory buildings, non-residential.* The following accessory building and use regulations apply only to property in a non-residential zoning district.
- a. The height of accessory buildings shall be the same as the primary structure.
 - b. Setbacks:
 - 1. Front yard—Same as the primary structure.
 - 2. Side yard—Same as the primary structure.
 - 3. Rear yard—Same as the primary structure.
 - c. No separate accessory building shall be erected within six feet of any other building.
 - d. An accessory building shall meet the masonry requirements of the primary structure.
 - e. No accessory building will be permitted without a primary structure being located on the same premises.
 - f. No permanent accessory building shall be located within or encroach upon any utility or drainage easement.
 - g. The building may be used for any permitted accessory use allowed in the district in which the accessory