



# ACCESSORY BUILDING REQUIREMENTS

Adopted July 2007

Updated September 23, 2015

## RESIDENTIAL PLAN REVIEW IS 5 TO 10 BUSINESS DAYS

### Accessory Buildings

1. **Attached accessory buildings** shall conform to the regulations applicable to the main building to which they are attached. Attached buildings are defined as any building sharing a common roof with the primary structure.

**Detached accessory buildings** shall be subject to all of the following regulations of this handout. NOTE: Accessory buildings in AG/30 zoning districts directly associated with the support of a bona fide private agricultural use of the property have some differentiating requirements noted separately under the various headings below.

- A. **Front Yard** – Accessory buildings shall not be located closer to the front property line than the main building or the front yard setback requirement for that zoning district, whichever is greater.
  - B. **Rear Yard** – When the accessory building is a garage or carport with rear access, the rear setback shall be a minimum of twenty (20') feet from the property line. All other accessory buildings shall not be located closer than five (5') feet to the rear property line.
  - C. **Side Yard** – Accessory buildings shall not be located closer than five (5') feet to the side property line when the accessory building is located behind the main building. When the accessory building is located in the side yard; the set -back for the accessory building will be the same as the set-back requirement for the main building.
  - D. **Other Structures** - Accessory buildings, other than carports, shall not be located within five (5) feet of any other structure.
  - E. **Easements** – No accessory building shall be located within any easement.
  - F. **Street** – Accessory buildings shall not extend beyond a platted front, side or rear building line adjacent to a street. If no building line exists adjacent to a street on an approved plat, the building shall not be located closer than ten (10') feet from the property line.
  - G. **Properties Zoned AG/30** – Barns and/or stables shall not be located within fifty (50) feet of any property line or dwelling.
2. **Building Construction** - All accessory buildings must comply with the following construction requirements:
    - A. **Roofs** -The minimum roof slope for all accessory buildings shall be 3:12 , unless the accessory building is prefabricated, pre-finished, and covers less than two (2%) percent of the lot or is a carport. 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 unless the accessory building is

prefabricated, pre-finished, and covers less than two (2%) percent of the lot or is a carport.

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

- 1) **Accessory buildings covering less than two (2%) percent of the lot** are required to be constructed with exterior walls composed of metal with a baked-on enamel finish, vinyl, wood building that is prefinished and prefabricated, composite masonry façade, or the same masonry content required of the main structure.
- 2) **Accessory buildings covering more than two (2%) percent of the lot** are required to be constructed with the exterior walls composed of composite masonry façade material or the same masonry content required of the main structure. Accessory buildings over the two (2) percent lot coverage must be approved through a variance request.
- 3) **Properties Zoned AG/30** – Barns and stables located on property zoned Agricultural (AG/30) are exempt from the masonry requirement for exterior walls.
- 4) No pressure treated wood is permitted as exterior finish.

C. **Building Height** – Accessory buildings shall be limited to a height of not more than fourteen (14') feet to the top of the roof. (This measurement will be taken from grade level at any point surrounding the building).

**Properties Zoned AG/30** – Accessory buildings shall be limited to a height of not more than twenty (20') feet to the top of the roof. (This measurement will be taken from grade level at any point surrounding the building).

**Note: Properties Zoned AG/30** – Commercial equestrian or rodeo arenas whether enclosed, partially enclosed, or open air shall require a Specific Use Permit as provided in section 5.4 “Special Use Permits” of the Zoning Ordinance.

D. **Foundations** - Foundation requirements for accessory buildings (except barns) are as follows:

- 1) **Buildings two hundred (200) square feet and less** - The building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads. Acceptable anchoring methods are:
  - a) Anchor the building to a 4 inch thick concrete slab reinforced with six by six (6 X 6) number 6 (#6) wire mesh or number three (#3) three eighths (3/8") inch rebar spaced at eighteen inches (18") on center.
  - b) Anchor the building at all corners with mobile home type tie downs designed to resist a horizontal wind load of at least a three (3) second ninety (90) mile per hour wind burst.
- 2) **Buildings greater than 200 square feet and up to and including 500 square feet** - Beams must be constructed at all perimeters. All beams are required to be at least ten (10) inches wide and twenty (24) inches deep with two (2) number five (#5) five eighths (5/8") inch bars in the top and two (2) number five (5) five eighths (5/8") inch bars in the bottom of the beam. Interior beams must also be constructed and located no more than fifteen feet (15') apart. All beams must extend at least twelve inches (12") into undisturbed soil. The pad area of the slab must contain number three (#3) bars three eighths (3/8") inch bars at eighteen inches (18") on center each way in the middle of the new slab. The depth of the concrete in the pad area must be a minimum of four inches (4").
- 3) **Buildings greater than 500 square feet** - The foundation must be designed in accordance with the current City of Wylie building code by a professional engineer registered with the State of Texas. Plans must be submitted with the engineer's stamp on the plans. Also, a letter indicating that the design is in accordance with the 2012 International Residential

Code and that the design is for the particular lot on which the building is to be located.

- E. **Size Limitations** – The combined floor area of all accessory buildings shall not exceed two (2%) percent of lot coverage or sixty (60%) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and the accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

**Properties Zoned AG/30:** Barns and/or stables shall be limited in area to ten (10%) percent of the lot coverage.

- F. **Number of Buildings** – No more than two (2) accessory buildings may be placed on any residential or commercial lot.

**Properties Zoned AG/30** – The number of accessory buildings that may be placed on an AG/30 lot is limited by lot coverage. (See (E) Size Limitations).

G. **Miscellaneous Requirements:**

- 1) No land or building shall be used or intended for any use other than those uses permitted in the district where the land or building is located.
- 2) No building shall be erected, reconstructed, enlarged, structurally altered, or moved in such a manner as to evade conformity with height, bulk, lot area, use and other regulations for the district where the building is located.
- 3) No yard provided adjacent to a building for the purpose of complying with provisions of the Zoning Ordinance shall be considered as providing any part of a yard for another building on the same lot or on an adjacent lot.

**NOTE:** Approval by the City of Wylie does not constitute approval to violate any deed restriction. The City of Wylie 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.

**Inspection Requirements**

1 **Pre-Fabricated Buildings** - The only inspection required for a pre-fabricated building (ex: Morgan or Sears type accessory building) is a final inspection to verify that the location of the building is in compliance with setbacks listed within this handout. The City of Wylie approved site plan must be at the site and available to the inspector when the final inspection is requested.

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 (10') is required for all sewer lines. A water test with city water pressure or a minimum air test of eighty (80) psi is required on all water supply lines.
- B. **Foundation** - If a foundation is required, an inspection must be performed ***prior*** to the placement of concrete.
- C. **Framing** - 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. **Final** - When all work is complete and the building is ready for use. The City approved site plan must be at the site and available to the inspector when the final inspection is requested.

**Submittal Requirements**

Fill out a residential building application. Submit the application to the Building Inspections Department with a (3) copies of your plot or survey plan, (3) copies of a picture, and (3) copies of a detailed drawing if building is not pre-fabricated.