



# — GUIDE TO —

## Residential

### Accessory Structures

**Farmers Branch Building Inspections Department**

13000 William Dodson pkwy | 972.919.2549

[www.farmersbranchtx.gov](http://www.farmersbranchtx.gov)

Ordinance 3415

February, 2017

## How to Use this Guide

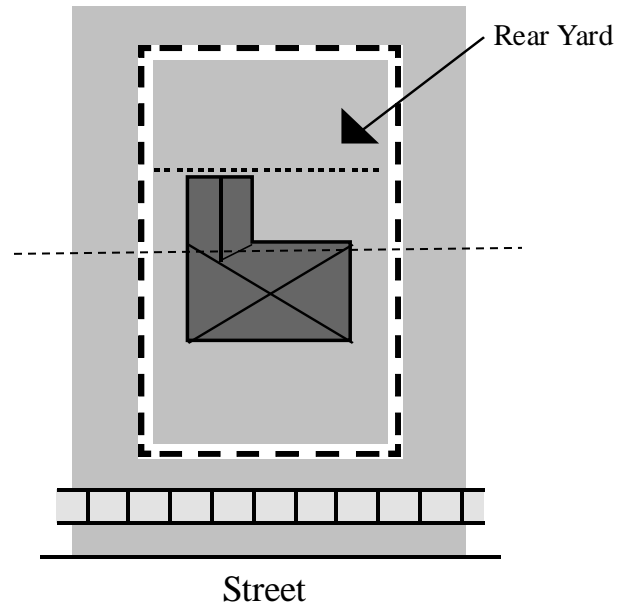
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- The City of Farmers Branch adopted Ordinance 3415 that regulates accessory structures and uses.
- This guide is a supplement to the code and is meant to be easy to interpret and user-friendly.
- It is not meant to be all inclusive.
- The purpose of the code is to promote communications between the city and entities which require assistance.
- The following examples and illustrations are to assist the development of your potential accessory structure.



# CLOSED Accessory Structures

- Are buildings which:
  1. Have at least one full wall (with or without window and/or door openings)
  2. Cover an area **120 square feet or less**
  3. Located entirely in the rear yard (and rear half of the lot)
  4. Separated from the main building by a minimum distance of 6 feet (6')
  5. Side/rear yard setback is 3 feet (3')
  6. Maximum eave may projection 18 inches (18")
  7. Maximum height of the top plate is 8 feet (8.0')
  8. Maximum height of the peak of the roof is 12 feet (12.0')

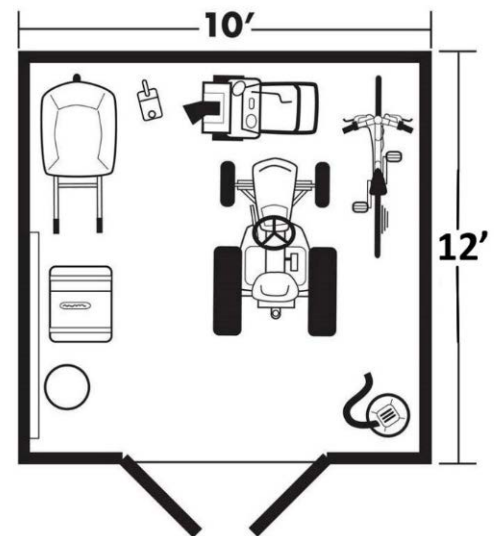


- **Includes** Structures:

1. Workshops
2. Storage buildings
3. Pool houses
4. Other similar structures

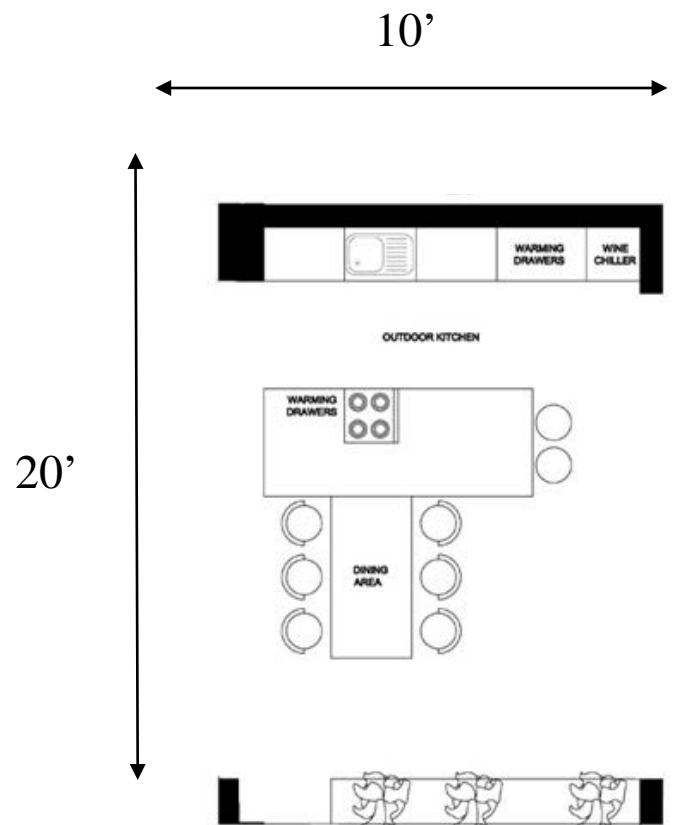
- **Excludes** a detached garage or carport

**NOTE:** Any “closed/walled” building greater than 120 square feet will require a Specific Use Permit



# OPEN Accessory Structure

- Are buildings which:
  1. Have no full walls (open on all sides with not more than one 1/2 wall)
  2. Cover an area **200 square feet or less**
  3. Constructed on permanent concrete foundation
  4. Must be architecturally compatible with the main structure
  5. Located entirely in the rear yard
  6. Separated from the main building by a minimum distance of 6 feet (6')
  7. Side/rear yard setback is 3 feet (3')
  8. Maximum eave may projection is 18 inches (18")
  9. Maximum height of the top plate is 8 feet (8.0')
  10. Maximum height of the peak of the roof is 12 feet (12.0')
- **Includes** Structures:
  1. Gazebos
  2. Outdoor kitchens
  3. Pergolas
  4. Other similar structures



**NOTE:** Any “open” building greater than 200 square feet will require a Specific Use Permit

# Frequently Asked Questions

## Q: When do I need a building permit?

A: *A permit is required when installing, repairing or making any other alteration. A complete application should be submitted in advance of desired construction date to allow for plan review.*

## Q: What is the cost for a building permit?

A: *A building permit is based on construction value. The Permit Fee Schedule uses a sliding scale starting at \$50.*

## Q: Can I attach or build an open structure to a closed structure?

A: *Yes, but the size would be regulated by the CLOSED Accessory Structure regulations limiting the area to 120 square feet.*

## Q: Can I have 2 accessory structure? For example, 1 storage shed and 1 gazebo?

A: *No. there is a provision in the code to prevent installation of more than 1 accessory structure on any property without prior approval of a Specific Use Permit.*

## Q: How do I get a Specific Use Permit?

A: *Specific Use Permits are granted by City Council only. Follow this link to view the application: <http://farmersbranchtx.gov/index.aspx?nid=357> or call the Planning & Zoning Department at 972.919.2542.*

# Staff Contacts & Permit Fees

Department	Name	Phone Number
Building Inspections	Danielle Summers <i>Plans Examiner</i>	972.919.2533
	Ava Longshore <i>Sign Plans Examiner</i>	972.919.2668
Planning & Zoning	Andreea Udrea <i>Planner II</i>	972.919.2546
	Brian Campbell <i>Planning Technician</i>	972.919.2542

## BUILDING PERMIT FEES

CONSTRUCTION VALUE (CV)	PERMIT FEES
\$0 - \$1,000	\$50
\$1,001 - \$2,500	\$75
\$2,501 - \$5,000	\$100
\$5,001 - \$7,500	\$125
\$7,501 - \$10,000	\$150
\$10,001 - \$25,000	1.5% OF CONSTRUCTION VALUE (CV)
\$25,001 - \$50,000	1.3% OF CV WITH A MINIMUM OF \$375
\$50,001 - \$100,000	1.1% OF CV WITH A MINIMUM OF \$650
\$100,001 - \$500,000	0.9% OF CV WITH A MINIMUM OF \$1,100
\$500,001 - \$1,000,000	0.7% OF CV WITH A MINIMUM OF \$4,500
\$1,000,000 - AND UP	0.5% OF CV WITH A MINIMUM OF \$7,000

For more information please visit our website at:  
[www.farmersbranchtx.gov](http://www.farmersbranchtx.gov)