

ACCESSORY BUILDING CONSTRUCTION INFORMATION

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ADDRESS: PO BOX 830309, DEPT. 2030, RICHARDSON, TX 75083

The following is a general listing only. Refer to the Comprehensive Zoning Ordinance and the Richardson Building Code for specific information.

1. A building permit is required for all structures over 40 sq. ft. Structures up to 150 sq. ft. require only a completed application with a sketch showing the proposed location of the building. Structures over 150 sq. ft. require scale drawings accompanying the permit application. Contact the Richardson Building Inspection Office for further information on obtaining permits and inspections at the Richardson Civic Center, 411 W. Arapaho Road, Room 108 or call (972) 744-4195.
2. Off-street parking must be maintained. Driveways are to be maintained at minimum widths and lengths as required under the Zoning Ordinance.
3. The area of all accessory structures on a lot may not exceed 8% of the lot area nor in any event have a floor area in excess of 40% of the size of the principal residential dwelling
4. Buildings 150 sq. ft. or less (measured from the outside of the building):
 - a. Shall not exceed 12 feet in height.
5. Buildings over 150 sq. ft.:
 - a. Shall not exceed 25 feet in height.
6. All detached buildings must meet the minimum setbacks. Measurements are taken from any part of the building. Zoning Regulations may dictate a larger setback than examples noted below.
 - a. Minimum 7 ft. from the side property line unless the building is placed such that it can be located entirely within the designated rear yard (rear yard = rear 25' of a lot). Minimum 20' from the side property line – street adjacent (see below).
 - b. Minimum 5 ft. from the side property line and 3 ft. from the rear property line (1'-6" from the rear property line if adjacent to an alley) OR minimum 3 ft. from the side property line (with an UL rated 1 hr fire wall – exposure on both sides) if located entirely within the designated rear yard. The setbacks for structures within the designated rear yard are measured to the roof overhang.

