



City of Tom Bean, Texas

Residential Accessory Structures

What is an Accessory Structure? An Accessory Structure is a subordinate or incidental building, detached from the main building, not used for commercial purposes and not rented. Examples of accessory structures include Storage Buildings, Carports, Garages, Patio Covers, Shade Arbors, and any other structure which requires a roof.

What are the requirements for an Accessory Structure?

1. Accessory Structures are not permitted without a main structure and shall conform to the height limitations for primary structures and in no case be in excess of twenty-five (25) feet in height.
2. No Accessory Structures shall be erected within ten (10) feet of any other building, except detached residential garages may be located within five (5) feet of the main dwelling. Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building, but shall not encroach in any required front yard and may not occupy more than thirty percent (30%) of the rear yard.
3. No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located, and shall not be erected or placed within ten (10) feet from rear yard lot line and eight (8) feet from any side lot line, alley line, or easement line, except that adjacent to a side street, the side yard shall never be less than twenty (20) feet.
4. No accessory building shall be used for dwelling purposes other than by domestic servants employed on premises, as provided in the applicable zoning district.

When is a permit needed? A permit and plan review is required for all Accessory Structure. A permit fee based on the valuation of construction cost of the Accessory Structure is due upon permit issuance.

Submittal documents: Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot and draw the above requirements.)

1. Location of main building on lot and all other structures on property.
2. Location of proposed accessory structure on lot.
3. Distance from accessory structure to main building and other structures on property.
4. Distance from accessory structure to side and rear lot lines.
5. All streets and alleys.
6. Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
7. Electrical and plumbing plans, if applicable.
8. Roof details (if not a prefabricated storage building).