



— GUIDE TO —

Residential

Accessory Structures

Farmers Branch Building Inspections Department

13000 William Dodson pkwy | 972.919.2549

www.farmersbranchtx.gov

Ordinance 3415

February 2017

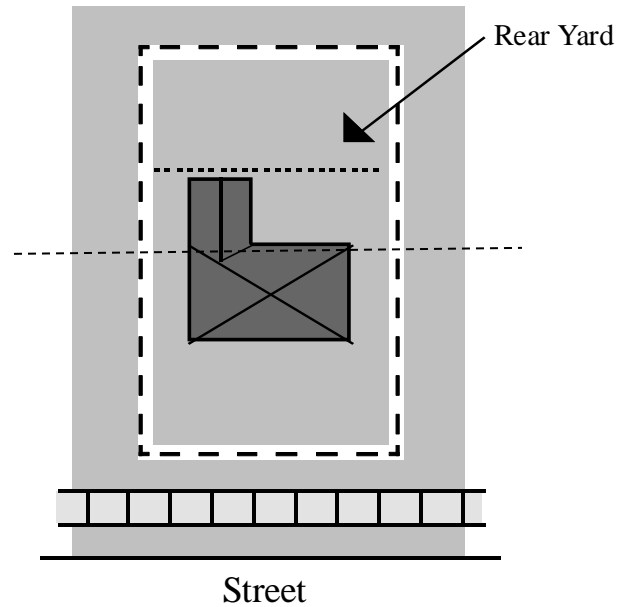
How to Use this Guide

- 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.



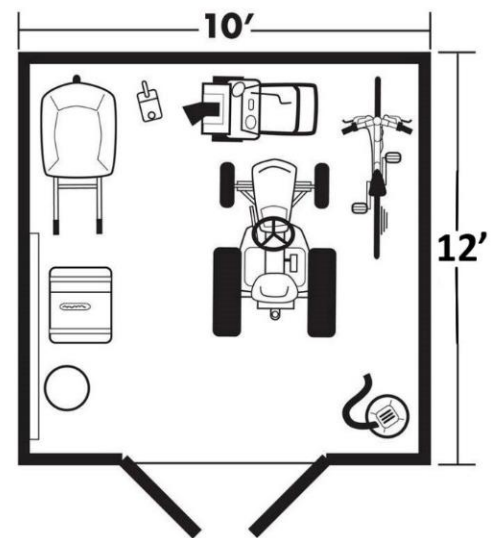
CLOSED Accessory Structures

- 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')



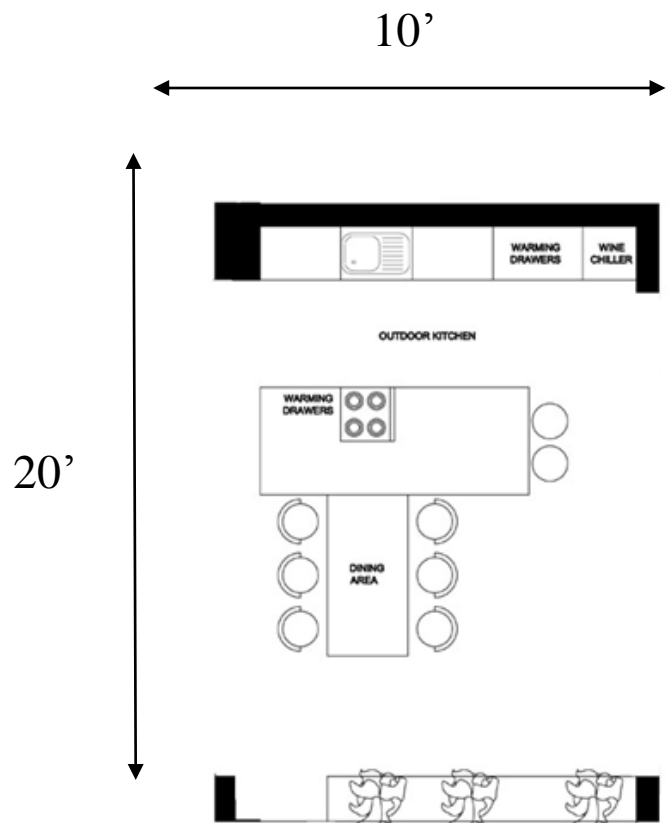
- **Includes** Structures:
 1. Workshops
 2. Storage buildings
 3. Pool houses
 4. Other similar structures
- **Excludes** a detached garage or carport

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 \$20.*

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>Community Services Coordinator</i>	972.919.2668
Planning & Zoning	Andreea Udrea, AICP <i>Planning Manager</i>	972.919.2546
	Brian Campbell <i>Planning Technician</i>	972.919.2542

BUILDING PERMIT FEES

CONSTRUCTION VALUE (CV)	PERMIT FEES
\$0 - \$500	\$20
\$501 - \$1,000	\$30
\$1,001 - \$2,000	\$45
\$2,001 - \$4,000	\$60
\$4,001 - \$7,500	\$90
\$7,501 - \$10,000	\$120
\$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	1.0% OF CV WITH A MINIMUM OF \$650
\$100,001 - \$500,000	0.8% OF CV WITH A MINIMUM OF \$1,000
\$500,001 - \$1,000,000	0.7% OF CV WITH A MINIMUM OF \$4,000
\$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