



RESIDENTIAL SECONDARY STRUCTURE REQUIREMENTS

1. If a secondary storage building is one hundred and twenty (120) square feet or less in area, permit **fees are not required**, however, **a permit is required** (regardless of size), an application and plans shall be submitted for review.
2. Whether permit fees are required or not, all secondary structures shall meet the setback requirements of the zoning district in which they are located. Structures exceeding ten feet (10') in height must be set back one additional foot for each additional foot of height over ten feet (10') up to the maximum allowable height for the zoning district.
4. On corner lots, no secondary structure shall be placed within the required side yard on the street side.
5. The structure shall be separated a minimum of ten feet (10') from any other structure(s) on the property.
6. If mechanical, electrical, or plumbing work is to be performed, separate permits are required.

This is not intended to be an exhaustive list of all requirements. Please contact the Building Services Department (817) 410-3165 or (817) 410-3166 for additional requirements in specific zoning districts.

PERMIT SUBMITTAL REQUIREMENTS

1. Two (2) plot plans, to scale, showing property lines and dimensions of house and accessory building. Also show dimension between accessory building and other buildings, and dimension between accessory building and property lines. All property improvements, both existing and proposed, must be indicated on the plot plans.
2. Two (2) plot plans with directional arrows indicating the surface flow of water on the lot
3. Two (2) dimensioned elevation drawings showing building height and width.

Large and/or complex projects may require construction details; contact the Building Services Department (817) 410-3165 or (817) 410-3166 for requirements.

Building Services Department
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