

**CITY OF ROCKWALL
PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS,
DETACHED GARAGES & CARPORTS.**

**A permit is required to erect portable or accessory buildings, detached garages and carports.
Requirements are as follows:**

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage. .



ACCESSORY STRUCTURE STANDARDS

City of Rockwall
 Building Inspections Department
 385 S. Goliad Street
 Rockwall, Texas 75087

ZONING DISTRICTS OR ACCESSORY STRUCTURE TYPE →		ACCESSORY BUILDINGS ^{1, 3, 5, 8 & 12}							ACCESSORY STRUCTURES ^{1, 3, 5 & 8}		
		SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	ALL OTHER SINGLE-FAMILY ZONING DISTRICTS (I.E. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	TWO FAMILY (2F) DISTRICT AND ZERO LOT LINE (ZL-5) DISTRICT	PORTABLE ACCESSORY BUILDING 0 SF – 120 SF	DETACHED GARAGE ⁹	CARPORTS ⁷	ATTACHED AND DETACHED COVERED PORCHES	PERGOLAS
DEVELOPMENT STANDARDS ↓											
NUMBER OF ACCESSORY STRUCTURES OR NUMBER OF SPECIFIC ACCESSORY STRUCTURE PERMITTED		2 ²	2 ²	2 ²	2 ⁶	1	1	1	1	1	N/A ¹¹
MAXIMUM SF OF ACCESSORY STRUCTURE		1,000 ²	1,000 ²	1,250 ²	144 ⁶	100	120	625	500	500 ¹⁰	500 ¹⁰
MINIMUM SETBACKS	REAR (FEET)	10	10	10	3	3	3	10	10	3 ¹⁰	3 ¹⁰
	REAR W/ ALLEYWAY (FEET)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁴	20	3 ¹⁰	3 ¹⁰
	SIDE (FEET)	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	3	3	SEE ZONING DISTRICT	SEE ZONING DISTRICT ¹⁰	SEE ZONING DISTRICT ¹⁰	3 ¹⁰
BETWEEN BUILDINGS (FEET)		10	10	10	6	6	6	10	10	6	6
BUILDING HEIGHT (FEET) ⁸		15	15	15	15	10	10	15	15	15	12

ADDITIONAL REQUIREMENTS:

- 1: ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES SHALL BE ACCESSORY TO A RESIDENTIAL USE AND LOCATED ON THE SAME LOT. UNLESS STIPULATED ABOVE, ONLY TWO (2) ACCESSORY STRUCTURES ARE PERMITTED PER SINGLE-FAMILY LOT; EXCLUDING CARPORTS/COVERED PORCHES/PERGOLAS THAT ARE INTEGRATED INTO THE MAIN ACCESSORY STRUCTURE.
- 2: IF MORE THAN ONE (1) ACCESSORY BUILDING IS PROPOSED OR IF AN ACCESSORY BUILDING, 625 SF OR LESS, IS EXISTING THEN THE MAXIMUM ACCESSORY BUILDING THAT CAN BE CONSTRUCTED IS 400 SF. IF THERE IS AN EXISTING ACCESSORY BUILDING GREATER THAN 625 SF NO ADDITIONAL ACCESSORY BUILDINGS OR STRUCTURES ARE PERMITTED.
- 3: ACCESSORY BUILDINGS AND STRUCTURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE, AND BE SITUATED BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
- 4: IF THE ACCESSORY BUILDING DOES NOT HAVE GARAGE DOORS FACING THE ALLEYWAY THE SETBACK IS THE SAME AS THE BASE ZONING DISTRICT.
- 5: ACCESSORY BUILDINGS AND STRUCTURES (*EXCLUDING PORTABLE BUILDINGS*) NOT MEETING THE SIZE OR HEIGHT REQUIREMENTS STIPULATED BY THIS SECTION SHALL REQUIRE A SPECIFIC USE PERMIT (SUP). IN REVIEWING A SPECIFIC USE PERMIT (SUP), THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL SHALL CONSIDER: [1] IF THE STRUCTURE WAS CONSTRUCTED WITHOUT A PERMIT OR UNDER FALSE PRETENSES, [2] THE SIZE OF THE PROPOSED ACCESSORY STRUCTURE COMPARED TO THE SIZE OF OTHER ACCESSORY STRUCTURES IN THE AREA/NEIGHBORHOOD/SUBDIVISION, AND [3] THE ARCHITECTURE AND BUILDING MATERIALS PROPOSED FOR THE STRUCTURE COMPARED TO THOSE OF THE PRIMARY STRUCTURE.
- 6: EACH PROPERTY SHALL BE PERMITTED ONE (1) DETACHED GARAGE UP TO 625 SF AND ONE (1) ACCESSORY BUILDING UP TO 144 SF OR TWO (2) ACCESSORY BUILDINGS UP TO 144 SF EACH. IF A PROPERTY HAS AN EXISTING ACCESSORY BUILDING GREATER THAN 144 SF, NO ADDITIONAL ACCESSORY BUILDINGS OR DETACHED GARAGES SHALL BE PERMITTED.
- 7: IN RESIDENTIAL DISTRICTS, CARPORTS MUST BE OPEN ON AT LEAST TWO (2) SIDES, ARCHITECTURALLY INTEGRATED INTO THE PRIMARY STRUCTURE, AND BE LOCATED 20-FEET BEHIND THE CORNER OF THE FRONT FAÇADE AND MEET THE GARAGE SETBACK ADJACENT TO AN ALLEY. PORTE-COCHERES ARE NOT CONSIDERED CARPORTS, AND ARE ALLOWED, IF THEY ARE ATTACHED AND INTEGRAL WITH THE DESIGN OF THE HOUSE.
- 8: TWO (2) STORY ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PROHIBITED.
- 9: SHALL INCLUDE A MINIMUM OF ONE (1) GARAGE BAY DOOR LARGE ENOUGH TO PULL AND PARK A STANDARD SIZE MOTOR VEHICLE (*I.E. A VEHICLE THAT IS A MINIMUM OF NINE (9) FEET BY 18-FEET*) INSIDE THE STRUCTURE. IN ADDITION, A DETACHED GARAGE MUST BE ACCESSIBLE FROM THE REAR OR SIDE YARD BY A STANDARD WIDTH, CONCRETE DRIVEWAY THAT HAS MINIMUM LENGTH OF 20-FEET OF DRIVEWAY PAVEMENT.
- 10: COVERED PORCHES AND PERGOLAS THAT ARE ATTACHED OR CONTIGUOUS WITH THE PRIMARY STRUCTURE SHALL BE EXEMPTED FROM THE SIZE RESTRICTIONS BUT SHALL BE REQUIRED TO MEET THE SAME SETBACKS AS THE PRIMARY STRUCTURE.
- 11: PERGOLAS ARE NOT SUBJECT TO THE *NUMBER OF ACCESSORY STRUCTURE REQUIREMENTS*, BUT DO COUNT AGAINST THE RESIDENTIAL LOT COVERAGE REQUIREMENTS FOR THE ZONING DISTRICT.
- 12: PORTABLE ACCESSORY BUILDINGS ARE DEFINED AS AN ACCESSORY BUILDING THAT DOES NOT HAVE A PERMANENT FOUNDATION. ALL ACCESSORY BUILDINGS THAT ARE NOT PORTABLE ACCESSORY BUILDINGS REQUIRE A PERMANENT CONCRETE FOUNDATION.



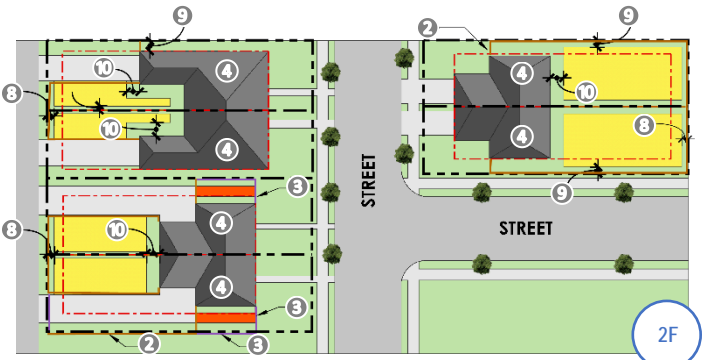
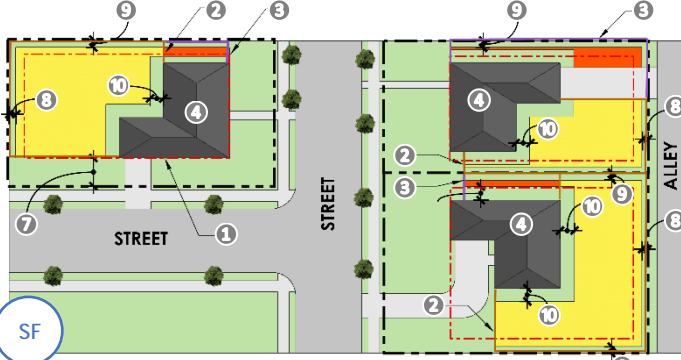
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KEY: **YELLOW:** BUILDABLE AREA; **ORANGE:** ADDITIONAL BUILDABLE AREA IF A FENCE IS CONSTRUCTED OR MOVED; ① OR - - - BUILDING SETBACKS FOR THE PRIMARY STRUCTURE; ② OR - - - EXISTING FENCE; ③ OR - - - NEW FENCE REQUIRED; - - - GARAGE OR CARPORT SETBACK; ④ PRIMARY STRUCTURE; ⑤ DETACHED GARAGE; ⑥ CARPORT; ⑦ FRONT YARD SETBACK

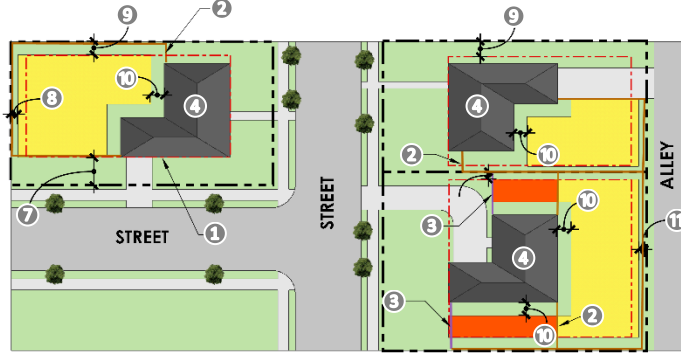
PORTABLE ACCESSORY BUILDINGS | PERMITTED: SFE 4.0, SFE 2.0, SFE 1.5, SF-7, SF-8.4, SF-10, SF-16, SF-1 & 2F

⑧ MINIMUM REAR YARD SETBACK: 3'; ⑨ MINIMUM SIDE YARD SETBACK: 3'; ⑩ MINIMUM DISTANCE BETWEEN BUILDINGS: 6'



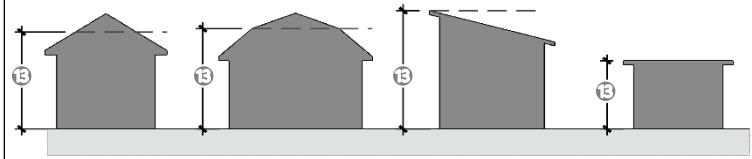
ACCESSORY BUILDINGS | PERMITTED: SFE 4.0, SFE 2.0, SFE 1.5, SF-7, SF-8.4, SF-10, SF-16, SF-1, ZL-5 & 2F

⑧ MINIMUM REAR YARD SETBACK: 3' [SFE: 10']; ⑨ MINIMUM SIDE YARD SETBACK: 3' [SFE: SEE ZONING DISTRICT]; ⑩ MINIMUM DISTANCE BETWEEN BUILDINGS: 6'; ⑪ MINIMUM REAR YARD WITH ALLEY SETBACK: 3' [SFE: 20']



ACCESSORY STRUCTURE HEIGHT | ALL ZONING DISTRICTS

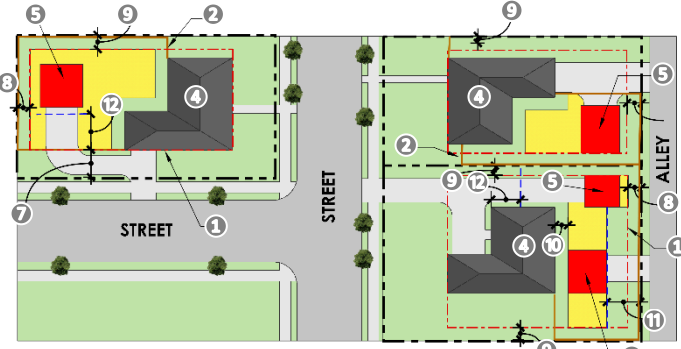
⑬ ACCESSORY STRUCTURE BUILDING HEIGHT



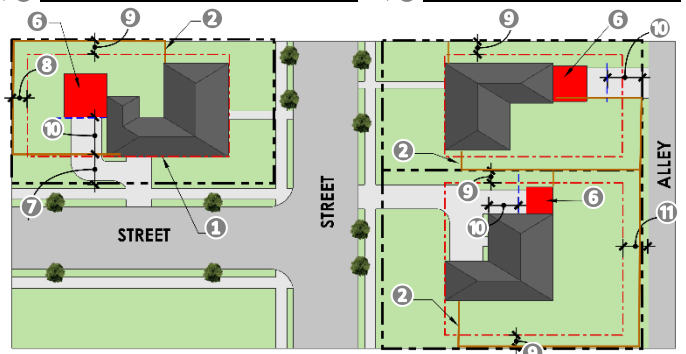
BUILDING HEIGHT: THE HEIGHT OF THE BUILDING SHALL BE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE ALONG THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF OR PARAPET OF THE BUILDING IF IT IS FLAT, MANSARD OR SHED ROOF; OR TO THE MIDPOINT OF THE ROOF IF IT IS GABLE, HIP OR GAMBREL.

DETACHED GARAGES | PERMITTED: ALL RESIDENTIAL DISTRICTS

⑧ MINIMUM REAR YARD SETBACK: 10'; ⑨ MINIMUM SIDE YARD SETBACK: SEE ZONING DISTRICT; ⑩ MINIMUM DISTANCE BETWEEN BUILDINGS: 10'; ⑪ MINIMUM REAR YARD WITH ALLEY SETBACK: 20'; ⑫ MINIMUM GARAGE/CARPORT SETBACK: 20'



CARPORTS | PERMITTED: ALL RESIDENTIAL DISTRICTS



COVERED PORCHES & PERGOLAS | PERMITTED: ALL RESIDENTIAL DISTRICT

⑧ MINIMUM REAR YARD SETBACK: 3'; ⑨ MINIMUM SIDE YARD SETBACK: 3'; ⑩ MINIMUM DISTANCE BETWEEN BUILDINGS: 6' (UNLESS ATTACHED/CONTIGUOUS WITH THE PRIMARY STRUCTURE); ⑪ ATTACHED COVERED PORCH OR PERGOLA; ⑫ DETACHED COVERED PORCH OR PERGOLA; **YELLOW:** BUILDABLE AREA FOR DETACHED COVERED PORCHES AND PERGOLAS; **ORANGE:** BUILDABLE AREA FOR DETACHED COVERED PORCHES AND PERGOLAS.

NOTE: THE ATTACHED COVERED PORCHES AND PERGOLAS MAY EXTEND INTO THE YELLOW AREA; HOWEVER, THEY ARE SUBJECT TO THE SAME BUILDING SETBACKS AS THE PRIMARY STRUCTURE.

