

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. .

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings ^{1 & 3}					Portable Accessory Building 0 SF – 120 SF ⁸	Detached Garage ^{8 & 9}	Carports ^{7 & 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 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 ²	2 ²	2 ²	2	1	1	1	1
Maximum SF of Accessory Structure ⁵		1,000 ²	1,000 ²	1250 ²	144 ⁶	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁴	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

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 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 not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ⁶: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 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 a standard size motor vehicle through.