



Residential Accessory Buildings

200 South Main
Blue Ridge, Texas 75424
972-752-5791

What is an Accessory Building? A subordinate use or building customarily incident to and located on the same lot with the main use or building.

What are the requirements for an Accessory Building?

Section 15.1: Accessory Building in "R" Districts:

- A. Lots less than 10,500 square feet: On a lot in any "R" district having less than 10,500 square feet, accessory buildings, including private garages, wash house, tool houses or dens, but excluding structures designed for dwelling purposes, may be permitted and plumbing in these structures may be permitted except for a washing machine and/or janitor type sink.
- B. Lots having 10,500 square feet or more: On a lot in any "R" district having 10,500 square feet or more, accessory buildings, including a private garage, wash house, tool house, den, guest house, or servants' quarters may be permitted.

Section 15.3: Accessory Buildings shall be located:

- A. Not less than forty (40) feet back of the front building line for the main building.
- B. Not less than three (3) feet from the main building unless constructed and used for human occupancy.
- C. Not less than three (3) feet from the side lot line unless constructed and used for human occupancy.
- D. Not less than ten (10) feet from the rear lot line when not abutting upon an alley. When abutting on an alley, then not less than ten (10) feet from the centerline of such alley.
- E. Not less than ten (10) feet from the side lot line if constructed, used, or intended for human occupancy at any time.
- F. Not less than ten (10) feet from any lot line for two-story accessory buildings.
- G. Not less than ten (10) feet from the main building if constructed, used or intended for human occupancy at any time.

Section 15.4: Coverage: The combined area of the principal building and any accessory buildings shall not cover more than fifty (50) percent of the total area of the lot.

When is a permit needed? A permit and plan review is required for all Accessory Buildings that are being placed on a concrete foundation, will be having electricity or plumbing. All new construction in the City Limits of the City of Blue Ridge requires approval by the City prior to issuance of a permit. A permit fee is due at submission of application.

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)

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



200 S. Main Blue Ridge, Texas 75424
 Phone: (972) 752-5791 Fax: (972) 752-9160

Residential Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning District: _____	
Lot: _____	Block: _____	Subdivision: _____	
Project Description: NEW SFR <input type="checkbox"/> SFR REMODEL/ADDITION <input type="checkbox"/> SPECIFY OTHER: _____ PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> DEMO <input type="checkbox"/> ACCESSORY BUILDING <input type="checkbox"/> LAWN IRRIGATION <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> FENCE <input type="checkbox"/>			
Description of Work: _____			
Area Square Feet: _____			
Living: _____	Garage: _____	Covered Porch: _____	Total: _____ Number of stories: _____
IS THIS PROPERTY IN A FLOODPLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, provide Flood Plain Certificate</i>			

Owner Information: _____			
Name: _____		Contact Person: _____	
Address: _____			
Phone #: _____	Mobile #: _____	Email: _____	

Contractor Type	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
General Contractor			
Mechanical Contractor			
Electrical Contractor			
Plumber/Irrigator			
TPO Energy Provider			

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
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Total Permit Fees: _____
 Received By: _____
 Date: _____

BV Project #: _____