

Residential Accessory Building

General Information

Residential accessory building shall mean an accessory building to a residential use. Residential accessory buildings include but are not limited to residential storage buildings, detached garages, carports, utility rooms or accessory dwelling units.

Plans submittal requirements

- A copy of a site plan or Property Survey of your property with dimensions indicating the location of the accessory building on the property.
- Plans with dimensions indicating how the structure will be constructed and anchored. These plans should include foundation plans, elevation drawings, materials used and spacing of framing members.

Inspections

Buildings with concrete slabs will require two inspections and 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.

Fees and Applications

A permit fee is required, and an [online application](#) must be completed and submitted to Building Inspections. Building Inspections can be contacted at (972) 219-3470 for additional information.

CITY OF LEWISVILLE ACCESSORY BUILDING ORDINANCE

Sec. 17-32.5 – Residential accessory buildings.

- (a) Residential accessory building shall mean an accessory building to a residential use. Residential accessory buildings include but are not limited to residential storage buildings, detached garages, carports, utility rooms or accessory dwelling units. Residential accessory buildings existing upon the effective date of this ordinance, although such buildings do not conform to the provisions hereof, may be continued in accordance with the nonconformity regulations of this chapter.
- (b) The regulations in this section apply to the following zoning districts and as otherwise specifically provided by this chapter: AO, TE, R-12, R-9, R-7.5, R-6, R-5, DU, ETH, TH, TH- 2, OTMU1 (single-family attached or detached), OTMU2 (single-family attached or detached), MU-30 (single-family attached), MU-90 (single-family attached), and MU-SC (single-family attached).
- (c) Requirements:
 - (1) Size and number of buildings allowed.
 - a. Lots 7,500 square feet or smaller: One (1) building not to exceed 250 square feet.
 - b. Lots from 7,501 to less than 18,000 square feet: Two (2) buildings with an aggregate total not to exceed 500 square feet.
 - c. Lots 18,000 square feet or larger: Two (2) buildings with an aggregate total not to exceed 800 square feet.
 - d. Lots with a minimum size of 12,000 square feet may apply for a special use permit (SUP) for any one building or aggregate total of two buildings larger than 500 square feet.
 - (2) Easements. An accessory building is prohibited in any easement.

(3) Additional requirements:

Residential Accessory Building Size	Permit Required	Front Setback	Side, Rear, Main Building Setbacks	Maximum Height*	Exterior Finish Materials
≤ 120s.f.	No	Per Zoning District	None	10'	Any listed material with a painted or manufactured surface
> 120s.f.	Yes	Per Zoning District	5'	12'	Compatible with primary structure or masonry
				*Height is measured from the finished grade to the peak of the roof	