

## ACCESSORY STRUCTURE INFORMATION



Accessory structures within the City of Euless are governed by Section 84-85 (a) and (b) of the City of Euless Unified Development Code. The following information is provided to assist in the requirements and regulations regarding the installation and permitting of accessory structures on properties.

**When is a Building Permit Required?** A building permit is required for any accessory structure exceeding one hundred and twenty (120) square feet.

### **Building Permit Submittal**

- Building Permit Application
- Building Permit Fee (based on valuation of work – calculated by appropriate fee table)
- Survey of property indicating location and size of accessory structure
- Elevation drawing of proposed accessory structure

**Setbacks Required** – Accessory structures may not be located any closer than three (3') feet to any property line and must be located behind any established building line. Accessory structures may not be located any closer than three (3') feet to any other structure.

**Easements** – Accessory structures may not be located within any established utility or drainage easement unless the building is portable and written permission has been granted from the easement holder.

**Height** – The maximum height of any accessory structure may not exceed eight (8') in height when the structure is located three (3') from the property line. Height may be increased at a rate of one (1') foot per every two (2') feet of setback provided.

**Floor Area** – Accessory structures may not exceed fifty (50%) percent of the minimum required rear yard in the case of one story structures, or exceed forty (40%) percent of the minimum required rear yard in the case of two story structures.

**Restrictions** – Accessory structures located within residential zoning districts shall not be used for commercial or part-time business uses.

For more information contact the City of Euless Building Inspections Division at (817) 685-1630.