

# DETACHED STORAGE BUILDINGS 120 SQ.FT. OR LESS

A Zoning Permit is required for sheds up to 120 sq.ft.

**PERMIT REQUIREMENTS:** Please provide the following:

1. On the attached plot plan **draw ALL buildings** on property, **dimensions of the buildings**, and the **distances from the buildings to the property lines**. Please also identify streets and/or alleys.
2. Minimum setback of 5' is required on rear and side property lines. Corner lots shall be 12.5' from side property line to adjacent street.
3. If storage building location is within the floodplain certain restrictions apply. Please contact the Austin Planning and Zoning or Engineering Department before making permit application.

**NOTE:** The receipt you receive upon payment for the building permit application is NOT your permit to build. Your permit will be mailed to you after approval by the Building Official. No work shall be started without prior approval by the Building Official, or until you receive your permit in the mail.

Call Gopher State One at 1-800-252-1166 to identify utility locations prior to digging!

Detached accessory structures are limited to the size of 1,000 sq.ft. in residential districts. Lots in a Residential District are limited to a total of 40% building coverage.

**RECOMMENDATIONS:** Structures 120 sq.ft. or less are not regulated by the Building Code. The following is a list of recommendations only:

1. Wood framing members that come in contact with concrete or within 6" of the ground should be treated.
2. If a slab is to be used for the floor  $\frac{1}{2}$ " anchor bolts spaced 6' on center should be used.
3. A minimum of two anchoring type devices.

ORDINANCE NO. \_\_\_\_\_, SECOND SERIES

AN ORDINANCE AMENDING CITY CODE SECTION 11.01(1) TO PROVIDE REVISED REGULATIONS FOR ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS. SAID REGULATIONS SHALL LIMIT THE SQUARE FOOTAGE, DIMENSIONS, HEIGHT, NUMBER OF AND EXTERIOR FINISHES FOR ACCESSORY STRUCTURES, AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS.

THE COMMON COUNCIL OF THE CITY OF AUSTIN DOES ORDAIN:

**Section 1.** Austin City Code Section 11.01(1) is hereby repealed in its entirety.

**Section 2.** A new Section 11.01(1) in lieu of the repealed section is hereby enacted and shall read as follows:

1. **“Accessory Use or Structure”** – The use or structure subordinate to the principal use of the land or a building on the same lot or adjoining lot and serving a purpose customarily incidental to the principal use or structure; or any structural addition to the manufactured home which includes awnings, cabanas, carports, porches, gazebos, ramadas, storage cabinets, and similar appurtenant structures. The aggregate area of accessory structures in residential districts shall not exceed 1000 square feet per LOT. Other development restrictions for accessory structures in residential districts shall include the maximum dimension of 26 feet by 38 feet; maximum height of 20 feet, maximum number of accessory structures per LOT shall be limited to two, and exterior finishes shall be similar to that of the primary structure on the property.

Passed by a vote of Yeas and Nays this \_\_\_\_\_ day of \_\_\_\_\_, 2001

Yeas \_\_\_

Nays \_\_\_

ATTEST:

APPROVED:

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

# PLOT PLAN

ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ ADDITION \_\_\_\_\_

SITE AREA \_\_\_\_\_ SQ. FT.

AREA OF SITE OCCUPIED BY BUILDINGS \_\_\_\_\_ SQ. FT.

INSTRUCTIONS TO APPLICANT:

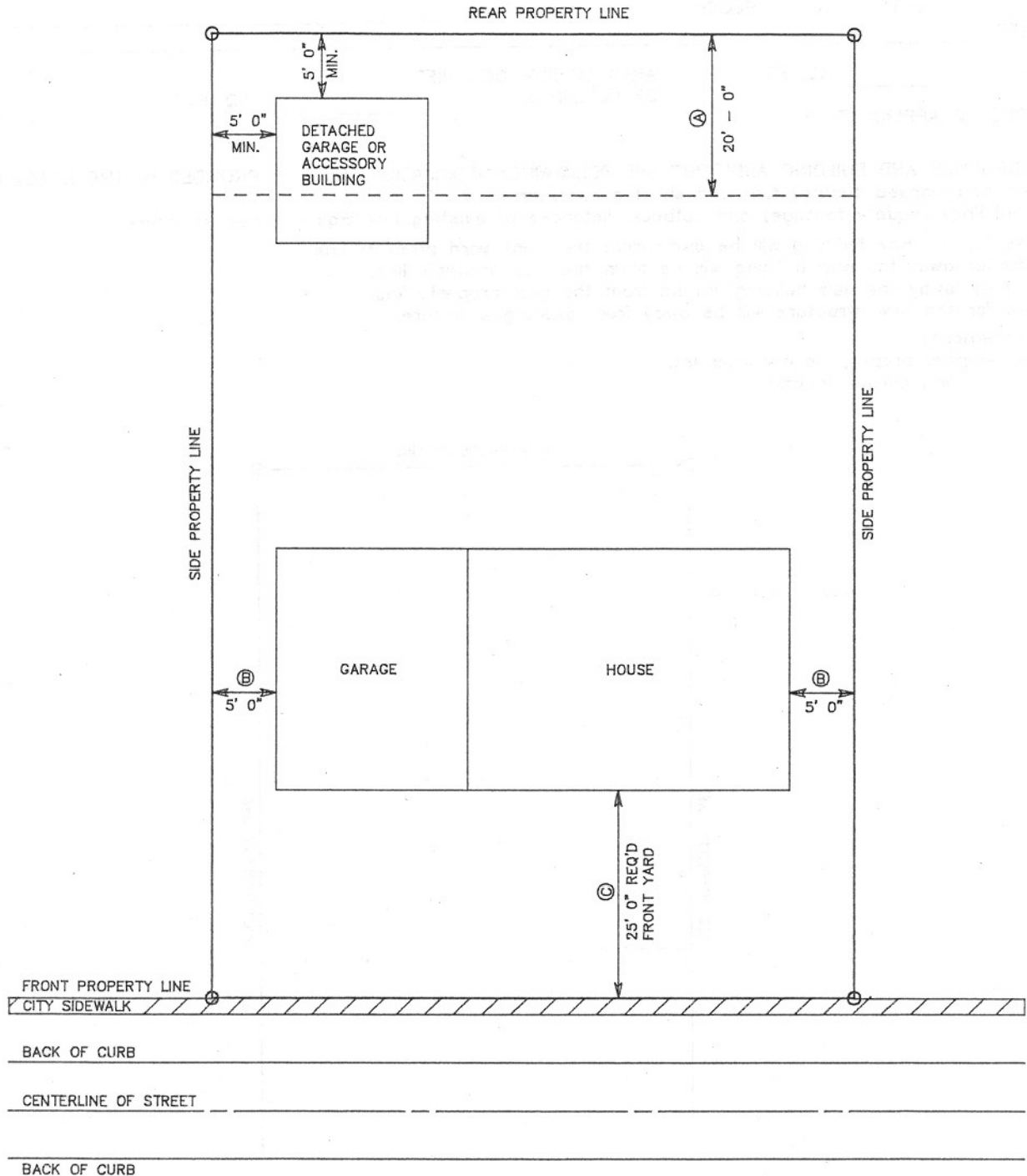
FOR NEW BUILDINGS AND BUILDING ADDITIONS THE FOLLOWING INFORMATION MUST BE PROVIDED IN THE SPACE BELOW:

- 1) Location of proposed construction and existing improvements.
- 2) Show buildings (square footage) and setback distances of existing buildings and new structures.
  - a) How far the new building will be away from the front yard property line.
  - b) How far away the new building will be from the side property line.
  - c) How far away the new building will be from the rear property line.
  - d) How far the new structure will be away from existing structure.
- 3) Show easements.
- 4) Indicate whether property is a corner lot.
- 5) Show street and avenue location.



SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

# RESIDENTIAL MINIMUM REQUIRED YARD SETBACKS



## SETBACKS

- "A" Rear Yard - R1 = 20' 0" required to rear property line.
- "B" Side Yard - 5' minimum on interior side yards. Minimum corner side yard setbacks must be one half the front yard setback.
- "C" Front Yard - R1 - 25' 0" minimum.

## OTHER DEVELOPMENT RESTRICTIONS

- Maximum structure lot coverage 40%
- Maximum accessory buildings limited to 1,000 sq. ft.
- Average Depth of Front Yards. In any District where front yards are required, whenever the average depth of at least two existing front yards on lots within one hundred (100) feet of the lot in question and within the same block is less or greater than the least front yard depth prescribed elsewhere in this Chapter, the required depth of the front yard on such lot may be modified. In such cases, this shall not be less than the average depth of said existing front yards on the two lots immediately adjoining or in the case of a corner lot, the depth of the front yard on the lot immediately adjoining.