

Section 5.3 Accessory Structures

5.3.1 ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS

- A. Accessory structures shall include, but not be limited to, storage buildings, hobby shops, detached garages, farm accessory structures, pool houses, cabanas, and swimming pools but excludes pergolas, arbors, and trellis.

5.3.2 LOCATIONAL REQUIREMENTS FOR RESIDENTIAL DISTRICTS

- A. Unless otherwise provided herein, no accessory structure, other than Farm Accessory Structures, shall be located in a front or side setback, except fences and walls. Accessory structures shall be located behind the primary structure.
- B. No accessory structure may be placed within the limits of a recorded easement, alley or required fire lane.
- C. All accessory structures shall require a building permit regardless of the square footage of the structure.
- D. Accessory structures may be constructed in a rear setback provided such accessory structure does not occupy more than twenty (20) percent of the area of the required rear setback and provided it is not located closer than five (5) feet to any lot line.
- E. Swimming pools may occupy a required rear or side setback, provided that such pools are not located closer than ten (10) feet to a rear lot line or ten (10) feet to an interior or side lot line. Swimming pools are not permitted in the front yard. A pedestrian space of at least three (3) feet in width shall be provided between pool walls and the protective fences or barrier walls of the pool. Swimming pools shall be fenced in accordance with the adopted building codes.

5.3.3 CONSTRUCTION STANDARDS

- A. Accessory Structures excluding Farm Accessory Structures, greater than two hundred (200) square feet shall be constructed with the same or similar materials as the primary structure and shall not have a roof pitch of less than 3:12. Roofs shall be of the same material as the primary structure.
- B. Accessory Structures less than one hundred, twenty (120) square feet may be constructed of metal only when commercially designed and constructed such as, but not limited to, types of buildings offered at home improvement stores. Accessory Structures over one hundred, twenty (120) square feet may not be constructed of metal unless said accessory structure cannot be seen from public view.
- C. Detached carports constructed entirely out of metal are not permitted. Columns and roof structure must be compatible with materials on the primary structure.
- D. Accessory structures other than garages and farm accessory structures shall not exceed sixteen (16) feet in height. Detached garages may be as tall as thirty (30) feet in height provided that the garage shall meet the primary structure's side setback requirement and the height of the detached garage shall not exceed the height of the primary structure. Barns and other farm accessory structures shall not exceed the zoning district height requirements.

Zoning Ordinance

5.3.4 NON-RESIDENTIAL ACCESSORY STRUCTURES

- A. All non-residential accessory structures shall conform to the setback and height standards of the zoning district and shall not be located in front of the primary structure.
- B. Unless otherwise provided for herein, all non-residential accessory structures shall conform to the design standards of the primary structure.
- C. Portable structures shall be prohibited. Metal structures shall be prohibited, if seen from public view.
- D. Accessory structures shall be placed or constructed on an engineered permanent foundation of concrete or of pier and beam.



Zoning Ordinance**5.3.5 ACCESSORY STRUCTURE SUMMARY TABLE**

5.3.5.1.1 Accessory Structure	5.3.5.1.2 Residential Setbacks	5.3.5.1.3 Non Residential Setbacks	5.3.5.1.4 Height	5.3.5.1.5 Notes
Storage Building or Hobby Shop	Behind primary structure. Five (5) feet from property lines. Not in side setbacks	Setback distance as set by district. Within the rear setback of site.	Sixteen (16) feet Farm Accessory Structures shall not exceed zoning district height standard.	Requires permit. Structures less than one hundred twenty (120) square feet may be of metal as long as they are designed and constructed as buildings offered and home improvement stores. Otherwise, they must be made of same or similar materials as primary building unless it is a Farm Accessory Structure.
Garages	Behind primary structure. Five (5) feet from property lines. Not in side setbacks Additional height requires meeting district setbacks.	Setback distance as set by district. Within the rear setback of site.	May be as tall as thirty (30) feet in height if garage meets primary structure side setback. Height may not exceed primary structure.	Requires permit and foundation. Must be made of same or similar materials as primary building unless it is a Farm Accessory Structure.
Carports	Behind primary structure. Five (5) feet from property lines. Not in side setbacks	Meet all setbacks. Located at the rear of the primary structure.	Sixteen (16) feet.	Columns and roof structure must be compatible with materials on the primary structure
Swimming Pool	May be located in rear or side yard. Ten (10) feet from property lines.		NA	Three (3) foot minimum walkway on all sides. Pools must be fenced.



Construction Permit Application

107—A S. Frontage Rd Lorena , Texas 76655

Phone: 254-857-4641

ALL information is required for submittal (Incomplete application WILL Not be processed)

ALL PERMIT REQUEST MUST BE EMAILED TO: ckinney@lorenatx.gov

Date Submitted: _____

Company Name: _____ Contact Person: _____

Contractor Address: _____

City: _____ State : _____ Zip: _____

Phone Number: _____ Email: _____

Job Address _____ Property Owner: _____

Job Type: Residential Commercial

Estimated Cost: _____ Total Building Square Footage: _____

Job Description: _____

Plumber: _____ License # _____

Electrician: _____ License #: _____

Mechanical: _____ License #: _____

ALL RESIDENTIAL MINIMUM PLAN REQUIREMENTS FOR SUBMITTAL AND REVIEW

New House: 1 Complete Digital Set— (including site plan, foundation plan, floor plan, cross section plan, electrical plan, roof & floor framing , elevation & res- check or 3rd party.)

Remodel / Addition: 1 Floor Plan (include details, scope of project and energy data if required)

Other Project: Provide detailed drawing and/or measurements as needed

ALL COMMERCIAL MINIMUM PLAN REQUIREMENTS FOR SUBMITTAL AND REVIEW

New Building: 1 complete set / 1 digital— (including all site, civil plans, landscape, and drainage)

Interior Finish Out/ Renovations to Existing Building— (no expansion of Facility)- 1 Complete Digital Set