



ACCESSORY BUILDING PERMIT
(Patio Covers, Carports and Sheds)
CITY OF ROWLETT
5702 ROWLETT RD
ROWLETT, TX 75089

Permit Type: ☐ Shed (Accessory Building) ☐ Carport ☐ Patio Cover ☐ Attached ☐ Detached
(Includes Pergolas, Arbors, Greenhouses, etc.)

Please indicate if any of the following work will be done: ☐ Concrete ☐ Electrical ☐ Plumbing ☐ Mechanical

A Site Plan indicating all structures on the property, including the new proposed accessory building, must be included with this permit application. The site plan must show the distance the new accessory building will be from all existing structures and the distance it will be from all property lines.

Is any part of the property located in a floodplain? ☐ Yes ☐ No

Floodplain permit #: _____ Date: _____

Note: Detached accessory buildings must comply with the following setback distances from the property line (normally the location of the fence). Note: Alley pavement and/or sidewalks are not the location of the property line.

- Rear Setback – Three (3) feet for unattached accessory buildings. For accessory buildings attached to the house the rear setback is the same as the required rear setback for the house.
- Side Setback –
1. If the accessory building is located at least 90 feet from the front property line, the side yard setback is a minimum of three (3) feet.
 2. If the accessory building is located within 90 feet of the front property line, the side yard setback is 5 feet.

Address: _____

Property Owner: _____ Phone #: _____

Email Address: _____ Other Contact: _____

Contractor Name: _____ Phone #: _____

Email Address: _____ Other Contact: _____

Size of Accessory Building:

_____ (length of building in feet) X _____ (width of building in feet) = _____ square feet of building¹

¹NOTE: Any building or combination of buildings exceeding 500 square feet must have a valid Special Use Permit (SUP). Please contact the Planning Division to obtain an SUP.

Height of Building: _____ Value of Construction: \$ _____

Location of proposed accessory building (must attach a site plan)

Distance from house: _____ feet Distance from rear property line: _____ feet

Distance from nearest side property line: _____ feet.

Distance from all other structures on property: _____ feet _____ feet _____ feet

All accessory buildings are required to resist a wind load of 115 mph. Please indicate how you will comply.

Sheds, Garages, Workshops, Greenhouses, etc

- ☐ Anchor the building to a concrete foundation using J-bolts at no more than 6 feet on center or use a Simpson HTT5 hold down or equivalent at each corner (Min concrete depth of 12 inches is required).
- ☐ Install piers and anchor the building to the piers (Min 30 inches deep and 12 inches in diameter) using a Simpson HTT5 or equivalent.
- ☐ Anchor all corners using helical anchors designed to resist a force of at least 850 pounds.
- ☐ Sealed plan from a Texas licensed engineer is attached.

Patio Covers and Carports

- ☐ Embed posts in concrete piers that are at least 30 inches in depth and 12 inches in diameter.
- ☐ Anchor all posts with a Simpson CBS/CBSQ Column Base or equivalent (Min concrete depth of 12 inches required for beams and 12" X 30" required for piers).
- ☐ Sealed plan from a Texas licensed engineer is attached.

Applicant Name: _____

Applicant Signature: _____ Date: _____