



City of Lorena
107-A S. Frontage Road
Lorena, Texas 76625
Phone: (254) 857-4641 Fax: (254) 857-4118
www.ci.lorena.tx.us

Residential Accessory Structures

What is an Accessory Structure? Accessory building or structure means a structure on the same lots with, and of a size and nature customarily incidental and subordinate to, the principal structure. Examples of accessory structures include, but are not limited to, the following: detached garages and/or carports; storage structures and/or barns; freestanding greenhouses, pool houses, tennis courts; gazebos, workshops, satellite dish antennas, satellite receiving dishes and similar antenna structures.

What are the requirements for an Accessory Structure?

City of Lorena Zoning Ordinance H. Accessory Uses and Structures

1. Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a principal structure which is in use and permitted in such district. Walls and fences are regulated separately.

2. Except as necessary for ongoing construction activity, the storage or overnight parking of buses and commercial vehicles rated over one ton is prohibited in any residential zoning district,

1 In residential districts, no motor homes, recreational vehicles, trailers or boats shall be parked on the street right of way. No more than two of any combination of the above cited vehicles shall be parked on a residential lot. No parking of any of the above cited vehicles shall be permitted in a front yard of a residential lot. No such vehicle shall be used for any form of habitation on a residential lot and no such vehicle may be connected to a private or public utility.

4. No accessory structure shall be located in a front or side yard, except fences and walls.

5. No accessory building may be placed within the limits of a recorded easement, alley or required fire lane.

6. All accessory structures shall require a building permit regardless of the square footage of the structure.

7. No accessory structure other than garages shall exceed sixteen (16) feet in height. Garages may be as tall as thirty (30) feet in height provided that the garage shall meet the primary structure's side yard setback on all lot lines and that the height of the garage shall not exceed the height of the primary residential structure. Barns and other agricultural structures must not exceed the district height requirements.

8. Accessory buildings which are not a part of the principal structure (including those structures that are connected to the principal building by an open breezeway), may be constructed in a rear yard, provided such accessory building does not occupy more than twenty (20) percent of the area of the required rear yard and provided it is not located closer than five (5) feet to any lot line.

9. Satellite dish antennas, satellite receiving dishes and similar antenna structures are considered accessory structures. These structures shall be permitted in any zoning district under the following conditions:

- a. No satellite dish antennas, satellite receiving dishes or similar structures may be located within a front yard;
 - b. No satellite dish antennas, satellite receiving dishes or similar structure may be located closer than ten (10) feet from any property line; *Lorena Zoning Ordinance October 21, 2013*
 - c. In residential districts, no satellite dish antennas, satellite receiving dishes or similar structures may be more than ten (10) feet in height measured at ground grade if they are attached to the ground, nor may they exceed district height requirements if attached to a residence, nor may they extend more than three (3) feet in diameter when attached to the residence;
 - d. The design and placement of the antenna, satellite dish or similar structure incorporates appropriate landscaping and screening measures as outlines in the landscaping regulations in Article 8.
9. Swimming pools may occupy a required rear or side yard, 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.
10. Detached carports shall adhere to the following standards: Carports constructed entirely out of metal are not permitted. Columns and roof structure must be compatible with materials on the primary structure. Detached carports shall be located at the rear of the property and observe setback requirements.

Article 10 "Site Plan Requirements and Design Regulations" Paragraph G.3.g "Accessory Structures":

- g. Accessory structures. Within the (ARR), (SF), or (D) zoning districts any accessory structure associated with single family and duplex structures shall conform with the following:
- 1) Accessory structures one hundred twenty (120) square feet or less are excluded from the construction standards for residential construction.
 - 2) Accessory structures, larger than one hundred twenty (120) square feet up to two hundred (200) square feet may be constructed using lightweight masonry siding and/or lightweight masonry soffit boards as defined in Section G.1.a above and/or manufactured pre-finished wood siding, in lieu of other masonry construction materials. The pitch of the roof of said accessory structure shall be no less than a 3 to 12 ratio and no greater than 6 to 12 ratio.
 - 3) All accessory structures, larger than two hundred (200) square feet, shall be constructed of the same material as the primary structure. The pitch of the roof of said accessory structure shall be no less than a 3 to 12 ratio and no greater than 6 to 12 ratio.
 - 4) The use of exposed metal exterior walls and finishes shall be allowed only for barns and agricultural structures in the ARR District.

Article 10 "Site Plan Requirements and Design Regulations" Paragraph G.4 "Old Town District (OT)":

- b. Accessory Structures: Accessory structures, regardless of size, within the Old Town (OT) zoning district shall conform to the minimum exterior construction standards for the main building on the lot, tract, or site, and shall be architecturally compatible with

the main building. No metal siding shall be used for exterior finishes. Accessory structures may be granted by the City Council by CUP on adjacent lots if the lots are under the same ownership.

When is a permit needed? A permit and plan review is required for all Accessory Buildings regardless of the square footage of the structure. A permit fee is due at submission of application.

Submittal documents: Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot)

- ___ Location of main building on lot and all other structures on property.
- ___ All Easements on property
- ___ Location of proposed accessory structure on lot.
- ___ Distance from accessory structure to main building and other structures on property.
- ___ Distance from accessory structure to side and rear lot lines.
- ___ All streets and alleys.
- ___ Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
- ___ Electrical and plumbing plans, if applicable.
- ___ Roof details (if not a prefabricated storage building)



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Bureau Veritas Contact Information

Permit Submittal

The permit documents and fees will be submitted to the city. Submittal documents should be complete to expedite plan review and permit issuance. Please contact the city for a complete list of permit submittal requirements,

Plan Review

Bureau Veritas **will** be conducting residential and commercial plan reviews. The applicant will be contacted by Bureau Veritas if revisions are needed. You may contact Bureau Veritas' Plan Review Department for the status of your permit at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775.

Inspection Requests

Please contact Bureau Veritas to request inspection(s). Any of our permit technicians can assist you. Inspections requested by 5:00 pm Monday — Friday will be performed the next business day. Inspection requests can also be faxed to the Bureau Veritas office.

Inspection Request line: (817) 335-8111 Toll Free number: (877) 837-8775

Inspection FAX line: (817) 335-8110 Toll Free FAX line: (877) 837-8859

Inspection requests can also be emailed to:
inspectionstx@us.bureauveritas.com

Field Inspections

Inspectors assigned to your area can be contacted via cell phone. Please call the Bureau Veritas office at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775 for your inspector's name and number.

We look forward to working with you to ensure that the community is provided with a safe and durable built environment.



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 Lorena, Texas 76655
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Residential Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning District: _____	
Lot: _____	Block: _____	Subdivision: _____	
Project Description:	NEW SFR <input type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: _____
	PLUMBING <input type="checkbox"/>	MECHANICAL <input type="checkbox"/>	ELECTRICAL <input type="checkbox"/>
	ACCESSORY BUILDING <input type="checkbox"/>	LAWN IRRIGATION <input type="checkbox"/>	SWIMMING POOL <input type="checkbox"/> FENCE <input type="checkbox"/>
Description of Work:			
Area Square Feet:	Covered _____		
Living: _____	Garage: _____	Porch: _____	Total: _____ Number of stories: _____
Electric Provider:	_____		

Owner Information:			
Name: _____		Contact Person: _____	
Address: _____			
Phone Number: _____	Fax Number: _____	Mobile Number: _____	

General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____	
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Received Date: _____
 Date: _____
 BV Project #: _____