



City of Lorena  
107- A S. Frontage Road  
Lorena, Texas 76655  
Phone: (254) 857-4641 Fax: (254) 857-4118  
www.ci.lorena.tx.us

## Accessory Structures

### 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.

### 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.

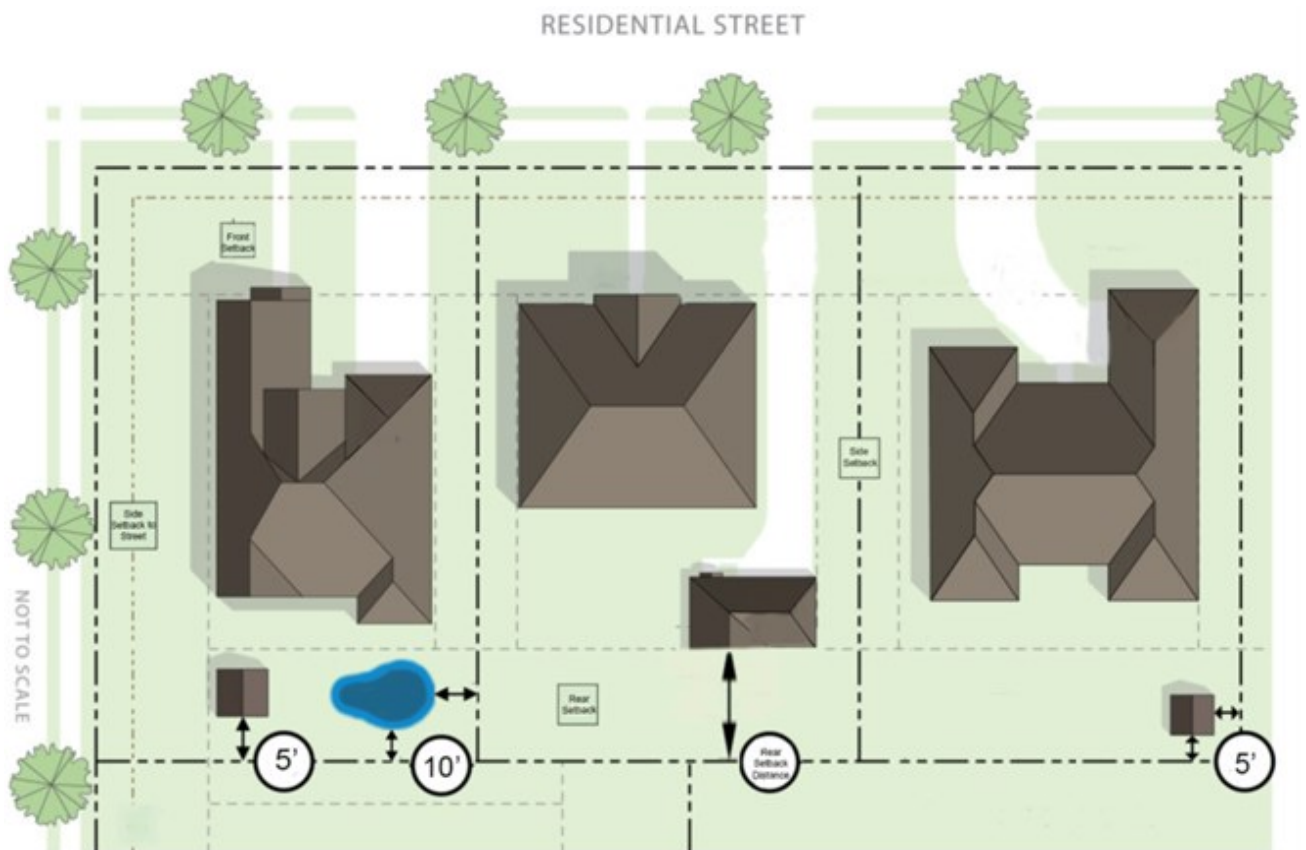
### CONSTRUCTION STANDARDS

- 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.

### 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.



**Accessory Structure Setbacks**

## ACCESSORY STRUCTURE SUMMARY TABLE

Accessory Structure	Residential Setbacks	Non Residential Setbacks	Height	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.



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# Residential Permit Application

Building Permit Number: \_\_\_\_\_ Valuation: \_\_\_\_\_  
 Project Address: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Project Description: NEW SFR  SFR REMODEL/ADDITION  SPECIFY OTHER: \_\_\_\_\_  
 PLUMBING  MECHANICAL  ELECTRICAL   
 ACCESSORY BUILDING  LAWN IRRIGATION  SWIMMING POOL  FENCE   
 Description of Work: \_\_\_\_\_  
 Area Square Feet: \_\_\_\_\_  
 Living: \_\_\_\_\_ Porch: \_\_\_\_\_ Covered Garage: \_\_\_\_\_ Total Sq. Feet: \_\_\_\_\_ Number of stories: \_\_\_\_\_  
 IS THIS PROPERTY IN A FLOODPLAIN:  YES  No *If yes, provide Flood Plain Certificate*

Owner Information: \_\_\_\_\_  
 Name: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

General Contractor	Contact Person	Phone Number	Contractor License Number
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number

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.

**It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises created, erected, changed, converted or altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued by the administrative official.**

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. I have reviewed the Lorena Zoning Ordinance and the residential requirements. 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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Application Fee: \_\_\_\_\_  
 Building Permit Fee: \_\_\_\_\_  
 Water Tap Fee: \_\_\_\_\_  
 Sewer Tap Fee: \_\_\_\_\_  
 Water Impact Fee: \_\_\_\_\_  
 Sewer Impact Fee: \_\_\_\_\_

Total Permit Fees: \_\_\_\_\_  
 Received By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 BV Project #: \_\_\_\_\_



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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](mailto: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.**