



City of Howe, Texas

Residential Accessory Buildings

What is an Accessory Building? An Accessory Building or use is one which: (a) is subordinate to and serves a principal building or principal use; and (b) is subordinate in area, extent, or purpose to the principal building or principal use served; and (c) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (d) is located on the same building lot as the principal use served. Examples of accessory buildings include Storage Buildings, Carports, Garages, Patio Covers, Shade Arbors, and any other structure which requires a roof.

What are the requirements for an Accessory Structure?

1. No Accessory Building shall exceed twenty-five (25) feet in height, nor shall it be greater in height than the main structure.
2. Front Yard – Attached accessory buildings, including garages and carports, shall have a front yard not less than the main building, or as specified in the particular district. Detached Accessory Buildings shall be located in the area defined as the side yard or rear yard.
3. Side Yard – There shall be a side yard not less than eight (8) feet from any side lot line, alley line, or easement line, except that adjacent to a side street, the side street shall never be less than twenty (20) feet.
4. Rear Yard – There shall be a rear yard not less than ten (10) feet from any lot line, alley line, or easement line. Carports, garages, or other accessory buildings located within the rear portion of a lot, as heretofore described, shall not be located closer than fifteen (15) feet to the main building nor nearer than eight (8) feet to any side lot line.
5. Carport – A structure open on a minimum of three (3) sides designed or used to shelter vehicles, not to exceed thirty six (36) feet on its longest dimension.
6. Be sure to check with your homeowner's association to see if there are deed restrictions that may apply.

When is a permit needed? All Accessory Buildings require a building permit. This also includes pre-fabricated storage buildings.

What is needed to obtain a permit? A plan review is required for all Accessory Building. A permit fee of _____ is required.

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

1. Location of main building on lot and all other structures on property.
2. Location of proposed accessory structure on lot.
3. Distance from accessory structure to main building and other structures on property.
4. Distance from accessory structure to side and rear lot lines.
5. All streets and alleys.
6. Foundation plans and/or means of support.
7. Electrical and plumbing plans, *if applicable*.
8. Roof details *(if not a prefabricated storage building)*.