



### Working without Permits

Any proposed construction on your property requires a permit. This violation may include fees, citations or removal of unpermitted work. Call the Development Services before beginning any work.



The illustrations shown in this bulletin are not necessarily the only methods of construction but represent the more typical approaches. The illustrations are shown only for illustration purposes and do not necessarily accurately depict all code requirements. This bulletin addresses the building code requirements.

- Zoning requirements will need to be separately addressed.



### Mission

We are committed to providing all current and future citizens quality service related to development through the use of modern practices in engineering, architecture, public safety, health, and quality assurance management with a team of people dedicated to professional excellence and customer satisfaction. We strive to accomplish these tasks efficiently, effectively, and with accountability to the community we serve.



RESIDENTIAL ACCESSORY BUILDING

### DEVELOPMENT SERVICES

PERMITTING & INSPECTIONS

PLANNING & ZONING

105 SOUTH MAIN STREET

JOSHUA, TX

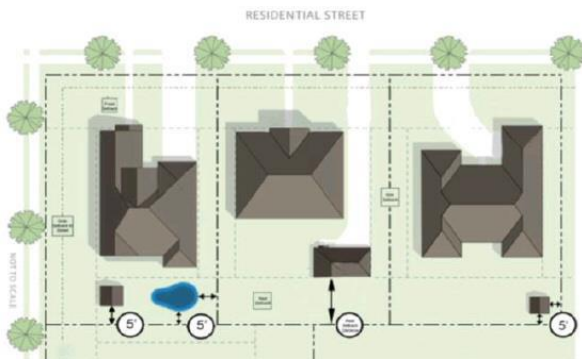
817-558-7447



### Detailed plans are required.

Two copies of drawings that are dimensioned and drawn to scale:

1. Site plan showing the location of the accessory building with respect to existing structures and all property lines; show any easements
2. Must comply with 2015 International Residential Code; and the plans must be designed and sealed by an engineer licensed to practice in Texas if the narrow end is over 24' long
3. Provide detail(s) of engineered footings/foundation; existing or proposed, landings required at man-doors
4. Provide detail(s) of means of attachment to footing/foundation
5. Provide framing and connection details; size, species, grade and spacing of framing members; roof slopes
6. Provide ledger details as applicable
7. Provide roof framing details as applicable
8. Provide roof decking and roof covering details as applicable
9. Welding requires a third-party certification report.



**Storage Building or Hobby Shop:** Behind primary Building. Five (5) feet from property lines. Not in side setbacks

**Garages:** Behind primary building. Five (5) feet from property lines. Not in side setbacks Additional height requires meeting district setbacks.

May be as tall as thirty (30) feet in height if garage meets primary building side setback. Height may not exceed primary building.

Requires permit and foundation.

**Carports:** Behind primary building. Five (5) feet from property lines. Not in side setbacks

**Height:** Sixteen (16) feet. Requires permit. Must be an extension of the primary building roof line. Must contain columns compatible with those on the primary building.

Obtaining a permit:  
Submit a complete permit application to:  
[cmccclain@cityofjoshuatx.us](mailto:cmccclain@cityofjoshuatx.us)

Inspection requests are requested by phone, and email.  
**Required inspections: Piers, Foundation, framing, Trades, final. Not an all-inclusive list.**

### Requesting Building Inspections:

All inspections must be requested no later than 4:00 PM Monday – Thursday for the next business day inspection, cut off on Friday is 11:30 AM for a Monday inspection. Please call 817-558-3999

**A. Area Regulations in Single-Family and Two-Family Districts.** Area regulations for accessory buildings located in Single-Family and Two-Family Districts and all residential portions of adopted Planned Developments shall comply with the following regulations:

1. **Front Yard:** Accessory buildings, including garages, shall have a front yard not less than the main building, or as specified in the particular district. Accessory buildings shall not be located in the front yard.
2. **Rear Yard:** There shall be a rear yard setback not less than five (5) feet from any lot line, alley line, or easement line. Garages or other accessory buildings located within such rear portion of a lot, and shall not be located closer than fifteen (15) feet to the main building nor nearer than five (5) feet to any side lot line.
3. **Side Yard:** No detached garage shall be erected or placed within five (5) feet from any side lot line. No other accessory building shall be erected or placed within five (5) feet from any side lot line or easement.
4. No accessory building shall be erected within fifteen (15) feet of any other building.
5. Accessory buildings shall not be located within any drainage easement.

#### B. Carports.

1. Carports located in the A, R-1L, R-1, R-2, R-3, R-4 and MH districts shall not be located within in the front yard setback and shall observe all other provisions of this Section.
2. Carports shall not be located closer than five (5) feet to the main building or within five (5) feet from any side lot line or easement.

**C. Height.** Unless otherwise provided within this Section, the maximum accessory building height is eighteen feet (18'), measured from grade to the tallest portion of the building.

The maximum number of detached accessory buildings allowed on any lot is two (2). Properties located within the Agricultural District are exempt from this provision but must not exceed the maximum lot coverage allowed.

**ADDITIONAL CONDITIONS FOR CERTAIN ACCESSORY USES.** Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a primary building which is in use and permitted in such district.