

RESIDENTIAL ACCESSORY STRUCTURE

Two (2) complete plan sets will be required with the following information:

- 1) Building Permit Application, available at www.elpasotexas.gov
- 2) Property address
- 3) Total square footage for accessory structure.
- 4) Dimensioned site plan drawn to scale. The site plan drawing requires the following information:
 - a) All property lines
 - b) All setback lines
 - c) All utility easements
 - d) All proposed and/or existing structures on the site
 - e) All proposed & existing fences
- 5) Architectural scale drawing of the structure which shows the following:
 - a) Floor plan
 - b) Roof framing plans indicating all beams, rafters, trusses & columns.
 - c) Floor framing plans indicating all floor joists, beams & piers or,
 - d) Foundation plans indicating the type of foundation and footing details
 - e) Typical exterior & interior wall sections

Residential accessory structures shall meet the following criteria;

- 1) Residential accessory buildings shall not exceed one story or fifteen feet in height and must be located in a rear yard or in a side yard if minimum required side setbacks are maintained.
- 2) Any residential accessory building closer than five feet to a main building shall be considered as part of the main building, shall be located within the buildable area required for a main building, and shall be subject to all applicable restrictions for the main building.
- 3) Detached residential accessory buildings shall be located not less than sixty feet from the front lot line, a minimum of five feet from the main building, and shall comply with the side and side street yard requirements. No rear yard setback shall be required.
- 4) The gross floor area of all combined detached residential accessory buildings on a lot shall not exceed the more restrictive of the following, except that one building with up to four hundred square feet shall be permitted:
 - a) Fifty percent of the gross floor area of the main building to include garages, porches and patios; or
 - b) Forty percent of the area of the rear yard.
- 5) A residential private garage or other accessory building may be connected to the main building by a breezeway or connected by a fence or wall up to six feet in height, provided that the breezeway shall not exceed an overall width of five feet and shall be a minimum of seventy-five percent open to the outside on both sides.
- 6) Residential accessory buildings shall be built concurrently with or after the construction of the main building and shall be used only as permitted by this code.
- 7) Where a residential garage entrance is from an alley, the structure must be located at least five feet from the property line.

For help in obtaining information or to contact the Building Permit Division, please call (915) 212-0085 or visit our website at: <http://www.elpasotexas.gov/planning-and-inspections>