

City of Devine

Residential Accessory Structures

What is an Accessory Building or Use? 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, of 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.

What are the requirements for an Accessory Structure?

Height No accessory building shall exceed twenty-five (25) feet in height, nor shall it be greater in height than the main structure.

Setback Regulations for Accessory Buildings in Residential Use Zoning Districts

Zoning Classification	Front Set-back*	Side Set-back (Adjacent to Right-of-way)	Rear Set-back
Class A. Single-Fam. Residential	80-feet	3-feet (5-feet)	3-feet
Class B. Single-Fam. Residential	60-feet	3-feet (5-feet)	3-feet
Class C. Single-Fam. Residential	50-feet	3-feet (5-feet)	3-feet
Class D. Two-Fam. Residential	80-feet	3-feet (5-feet)	3-feet

*The Front Set-back for Open Carports in Zoning Classes A, B, C, & D is 15-feet. (Ord. 04-15)

When is a permit needed? A permit and plan review is required for all Accessory Structures unless exempt from a permit based on the 2009 International Residential Code. A permit fee based on the valuation of construction cost of the Accessory Structure is due upon permit issuance.

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 and draw the above 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 the 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. (All portable buildings must be tied down regardless of size.)
7. Electrical and plumbing plans, if applicable.
8. Roof details (if not a prefabricated building).

