



Residential Accessory Buildings

200 South Main
Blue Ridge, Texas 75424
972-752-5791

What is an Accessory Building? A subordinate use or building customarily incident to and located on the same lot with the main use or building.

What are the requirements for an Accessory Building?

Section 15.1: Accessory Building in "R: Districts:

- A. Lots less than 10,500 square feet: On a lot in any "R" district having less than 10,500 square feet, accessory buildings, including private garages, wash house, tool houses or dens, but excluding structures designed for dwelling purposes, may be permitted and plumbing in these structures may be permitted except for a washing machine and/or janitor type sink.
- B. Lots having 10,500 square feet or more: On a lot in any "R" district having 10,500 square feet or more, accessory buildings, including a private garage, wash house, tool house, den, guest house, or servants' quarters may be permitted.

Section 15.3: Accessory Buildings shall be located:

- A. Not less than forty (40) feet back of the front building line for the main building.
- B. Not less than three (3) feet from the main building unless constructed and used for human occupancy.
- C. Not less than three (3) feet from the side lot line unless constructed and used for human occupancy.
- D. Not less than ten (10) feet from the rear lot line when not abutting upon an alley. When abutting on an alley, then not less than ten (10) feet from the centerline of such alley.
- E. Not less than ten (10) feet from the side lot line if constructed, used, or intended for human occupancy at any time.
- F. Not less than ten (10) feet from any lot line for two-story accessory buildings.
- G. Not less than ten (10) feet from the main building if constructed, used or intended for human occupancy at any time.

Section 15.4: Coverage: The combined area of the principal building and any accessory buildings shall not cover more than fifty (50) percent of the total area of the lot.

When is a permit needed? A permit and plan review is required for all Accessory Buildings. All new construction in the City Limits of the City of Blue Ridge requires approval from the City Council prior to issuance of a permit. A permit fee is due at submission of application.

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)

- _____ Location of main building on lot and all other structures on property.
- _____ All Easements on property
- _____ Location of proposed accessory building on lot.
- _____ Distance from accessory building to main building and other structures on property.
- _____ Distance from accessory building to side and rear lot lines.
- _____ All streets and alleys.
- _____ Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
- _____ Electrical and plumbing plans, if applicable.
- _____ Roof details (if not a prefabricated storage building)



200 S. Main Blue Ridge, Texas 75424
 Phone: (972) 752-5791 Fax: (972) 752-9160

Residential Permit Application

| | | | |
|--|---|--|--|
| Building Permit Number: _____ | | Valuation: _____ | |
| Project Address: _____ | | Zoning District: _____ | |
| Lot: _____ | Block: _____ | Subdivision: _____ | |
| Project Description: | NEW SFR <input type="checkbox"/> | SFR REMODEL/ADDITION <input type="checkbox"/> | SPECIFY OTHER: _____ |
| | PLUMBING <input type="checkbox"/> | MECHANICAL <input type="checkbox"/> | ELECTRICAL <input type="checkbox"/> |
| | ACCESSORY BUILDING <input type="checkbox"/> | LAWN IRRIGATION <input type="checkbox"/> | SWIMMING POOL <input type="checkbox"/> |
| Description of Work: _____ | | | |
| Area Square Feet: _____ | | Covered Porch: _____ | |
| Living: _____ | Garage: _____ | Total: _____ | Number of stories: _____ |
| IS THIS PROPERTY IN A FLOODPLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No | | <i>If yes, provide Flood Plain Certificate</i> | |

| | | |
|--------------------------|-----------------------|--------------|
| Owner Information: _____ | | |
| Name: _____ | Contact Person: _____ | |
| Address: _____ | | |
| Phone #: _____ | Mobile #: _____ | Email: _____ |

| | | | |
|------------------------------|----------------|--------------|--|
| General Contractor | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |
| Mechanical Contractor | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |
| Electrical Contractor | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |
| Plumber/Irrigator | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |
| TPO Energy Provider | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |

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.

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. 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: _____ | |
|--------------------|----------------------|--|

Total Permit Fees: _____

Received By: _____

Date: _____

BV Project #: _____



Council Agenda Request

200 South Main
Blue Ridge, Texas 75424
972-752-5791

Form must be completely filled out. Return to City Hall by the last Tuesday of the Month to be considered for the next City Council Meeting.

Name: _____ Date: _____

Address: _____

Phone: _____ Cell: _____

Property Address: _____

Company / Organization: _____

Agenda Request: _____

Date of meeting you wish to attend: _____

Will representative be present at meeting: Yes No

Do you have material that will need to be handed out prior to the meeting: Yes No
(Please provide to City Secretary)

I understand that this a request to be placed on the requested agenda to go before the City Council of the City of Blue Ridge . This is not a guarantee that I will be placed on the requested agenda.

Applicants Signature

Date