



***** Homeowners' or Property Owners' Association approvals may be required and shall be obtained PRIOR to submitting an application with the City*****

ACCESSORY BUILDING / BARN PERMIT
Development Services

PERMIT NUMBER: _____

New Submittal

Resubmittal

Project Address:		Block:	Lot:
Subdivision:		Phase:	
Applicant is:	<input type="checkbox"/> Homeowner	<input type="checkbox"/> General Contractor	<input type="checkbox"/> Authorize Agent
Applicant Name:		Company:	
City:	State:	Zip:	
Phone:	Ext:	Email:	
CHECK ONE:		<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial/Multi-Family
HOA/POA approval attached:		<input type="checkbox"/> Yes	<input type="checkbox"/> Property is not in an HOA/POA

TYPE OF PERMIT

- Acstry. Building
 Acstry. Dwelling
 Garage
 Play House
 Greenhouse(CUP-required)
 Storage Building
 Car Port
 Barns
 Pavilion
 Other _____

PROPERTY OWNER INFORMATION:

First & Last Name:			
Address:	City:	State:	Zip:
Phone Number:		Email:	

BUILDING / MATERIALS DESCRIPTION

Number of existing structures on Lot (pool, shed, arbor, gazebo, etc):	
***Total Square Footage of Accessory Building = _____ (existing) Height:____Width:____Depth:____(proposed) Height:____Width:____Depth:____	
Exterior Material (s):	Is property an interior lot: <input type="checkbox"/> Or corner lot? <input type="checkbox"/>
Please give precise distance measurements from the proposed building: To the house: _____ To the back of the property line: _____ To the side of the property line:_____ To any other building on the property _____	
Building Estimated Value: \$	Building: <input type="checkbox"/> Attached <input type="checkbox"/> Detached
SIZE OF LOT: <input type="checkbox"/> Under 1.0 acre <input type="checkbox"/> 1.0 to 3 acres <input type="checkbox"/> 3.1 acres to 5 acres <input type="checkbox"/> 5 + acres	
Foundation Type:	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Pier-and-Beam <input type="checkbox"/> Block-and-Base
Total amount of roof overhang:	Type of Roof: Wainscot Material:

I hereby certify that I have read and understand this application, along with all supporting documentation. All regulations and ordinances governing this type of work will be complied with whether specified or not. I also understand that there may be restrictions or HOA CCN's that may be associated with my property that is not reviewed by the City of Celina. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state, local or neighborhood laws, rules or restrictions regulating construction or the performance of construction.

PRINT _____ **SIGNATURE** _____ **DATE** _____

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	<input type="checkbox"/> Credit Card	Total Permit Fee: \$
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CONTRACTOR CERTIFICATION

Any contractor performing work within the City of Celina shall have a current Contractor Registration on file prior to the start of any work. The registration form shall be completed by a **State Certified Master License holder**.

Project Architect/Landscape Architect:

<u>General Contractor.</u>	Email:
Name:	Telephone Number:
<u>Project Engineer.</u>	Email:
Company:	State Registration Number:
Name:	Telephone Number:
<u>Mechanical Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Electrical Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Plumbing Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Concrete Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Energy Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Irrigation Contractor.</u>	
Company:	State Registration Number:
Name:	Telephone Number:
<u>Other (list).</u>	
Company:	State Registration Number:
Name:	Telephone Number:

Note: Add/revise disciplines as needed.



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INFORMATION NEEDED FOR SUBMITTAL:

- ❖ Three (3) 8 ½" x 11" survey showing the following:
 - Show all platted setback lines and easements
 - Lot, block, street address and subdivision information
 - Proposed location of the accessory building addresses and phone numbers
 - Show distances between new building and property lines
 - Show existing structures on lot (house, shed, pool, etc.)

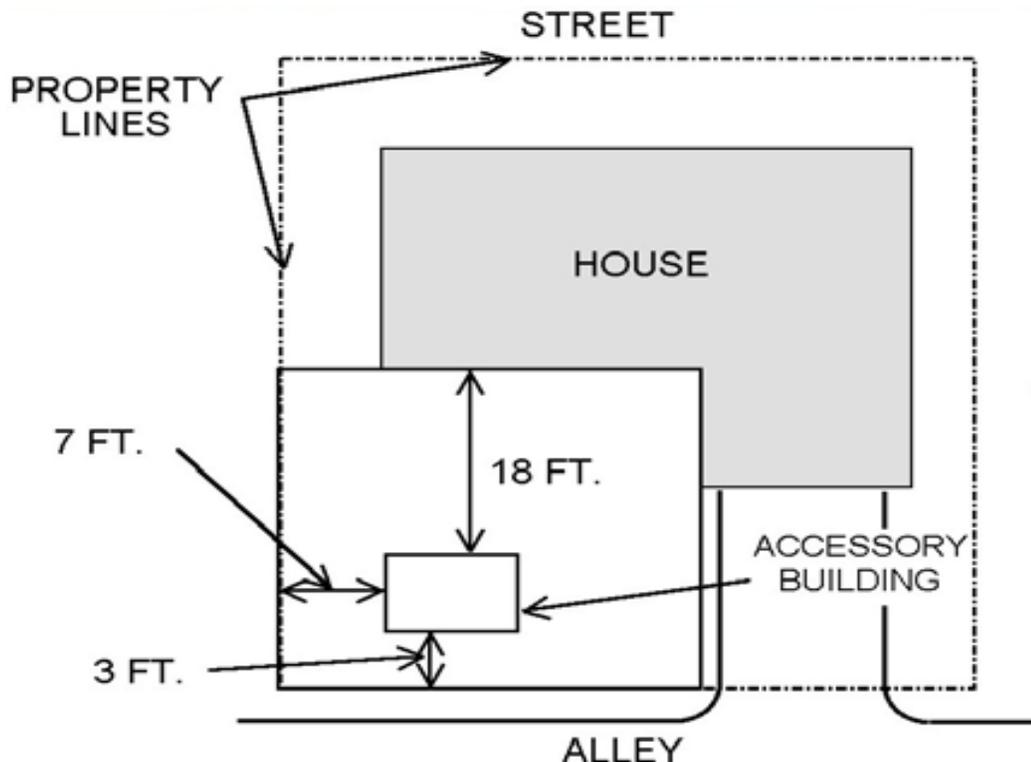
Accessory Dwellings must provide:

2) Two copies of Energy Reports-2012 IECC and/or amendments.(ResCheck, Energy Start, LEED,etc.)

- ❖ Three (3) 11" x 17" sets of construction plans with the following:
 - Building materials to be used and building dimensions and height
 - Foundation plans; if a concrete slab is used (**all others may require engineer stamps**)
 - Elevation drawings of the proposed building.
 - A detailed drawing or picture of the proposed building (see example below)

*If this property contain and **On-site facility**, please contact the respective county official to determine if OSSF setback requirements are met. Provide the City of Celina with a Collin County stamp on the plans or copy of the permit. Collin County (972)548-5585 Denton County (940)349-2920*

***Plans must be stamped by the respective official.**





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FEES, REQUIREMENTS AND INSPECTIONS

- Accessory building permit fees is: \$100.00 plus trades. (electrical, plumbing, foundation, etc.)
- Accessory dwelling permit fee is: Based on total square footage under roof.
- All Projects over \$10,000 in valuation require \$45.00 plan review fee at submittal.

Requirements and Inspections:

1. Accessory buildings include storage buildings, detached garages, carports, gazebos, or any other structure that is not attached to the house. (any structure over 30inches in height requires permit)
2. Accessory buildings are not allowed to be used as additional living quarters. (Dwellings)
3. Accessory buildings 100 square feet or less that will not have electricity, plumbing or HVAC do not require a building permit.
4. A Conditional Use Permit may be required before permit can be issued. Please contact Benjamin Rodriguez – City Planner brodriguez@celina-tx.gov . If you wish to request an expansion of the maximum building sizes.
5. Electricity and plumbing that is to be installed requires a permit and/or it needs to be shown on the building permit of the accessory building as being installed.
6. *There may be additional stipulations required by your homeowners association or deed restrictions on your property. It is advised to check with either the County Clerk or your homeowners association to ensure you are in compliance.*

(c) *Inspections (this a bridge version however, check with the Building Official based on your project)*

1. Foundation (pear & bean, concrete slab or other)
2. Framing
3. Electrical – prior to cover-up
4. Plumbing – prior to cover-up
5. HVAC – prior to cover-up
6. Final



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Sec. 14.04.002 Accessory buildings and use regulations

Adopted 6-11-13

- (a) An accessory building that is less than or equal to 100 square feet in size shall not be required to have a building permit. Galvanized metal buildings are prohibited.
- (b) An accessory building that is greater than 100 square feet in size shall be required to have a building permit, be inspected by the city, and meet the following requirements:
- (1) Residential districts. In a single-family or multiple-family district, an accessory building is a subordinate or incidental building not used for commercial purposes and not rented. Accessory buildings shall be located toward the rear portion of the property, and shall be constructed of either brick, stone, stucco, wood siding, cementitious fiber board, or metal [see section 14.04.002(B)]. All accessory buildings with walls up to 12 feet in height must have a minimum of 36 inch masonry wainscot along all façades. All accessory buildings with walls over 12 feet in height must have a minimum of 48 inch masonry wainscot along all façades. All accessory structures must be of an earth toned color pallet and/or a color pallet which complements the main structure. Galvanized metal buildings are prohibited.
- (A) Greenhouses are exempt from the architectural design requirements.
- (B) Metal buildings must meet the following standards to be permitted:
- (1) Must have a pre-installed finish (paint).
 - (2) Must have raised or standing seams.
 - (3) Must be a minimum of 26 gauge steel.
 - (4) Must have a corner trim.
- (C) Accessory buildings less than 250 square feet are exempt from the wainscoting requirements.
- (D) The following items are required in order to be approved for an accessory building permit.
- (1) A scaled site plan, detailing property lines, building and OSSF (if applicable) setbacks.
 - (2) Scaled building elevations, detailing the materials, and colors being used.
 - (3) Sites containing an OSSF (septic system) may need the approval of their county OSSF inspector prior to permit approval.
- (2) Nonresidential districts. In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings should, whenever possible, be located toward the rear portion of the property, and shall be constructed of the same percentage of masonry material and in the same architectural design as that of the main building. Metal buildings are prohibited.
- (c) Accessory buildings per lot.
- (1) Lots less than one acre in area. No more than one accessory building per lot.
 - (2) Lots greater than one acre in area. No more than two accessory buildings per lot.
- (d) Maximum size of an accessory building.
- (1) Residential districts.
- (A) Lots less than one acre in area. The maximum square footage of permitted accessory buildings shall not exceed 600 square feet.
 - (B) Lots greater than one acre and up to three acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 1,200 feet.
 - (C) Lots greater than three acres and up to five acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 1,800 feet.
 - (D) Lots that are greater than five acres in area. The maximum combined square footage of permitted accessory buildings shall not exceed 2,400 square feet.
 - (E) The maximum square footage allowances may be increased by up to twenty five (25) percent upon the approval of a conditional use permit.



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- (2) Nonresidential districts. In nonresidential districts, the maximum size of an accessory building shall be not more than 50% of the floor area of the main building.
- (e) Right-of-way. Accessory buildings shall not be located within an easement or right-of-way.
- (f) Barns. Barns shall not be considered accessory buildings and shall be allowed on lots or tracts in excess of two (2) acres only and shall conform to the following:
- (1) Barns on lots greater than five acres.
- (A) No maximum size.
 - (B) Shall be allowed without a main building.
 - (C) No limit to the number of barns per lot or tract.
- (2) Barns on lots three to five acres.
- (A) Maximum size shall be 1,300 square feet.
 - (B) Shall be allowed without a main building.
 - (C) A limit of one (1) barn per lot or tract.
- (3) Barns on lots less than three acres.
- (A) Maximum size shall be 750 square feet.
 - (B) Shall not be allowed without a main building.
 - (C) A limit of one (1) barn per lot or tract.
- (4) Facade materials. Any barn facade shall be constructed from wood, masonry or steel materials.
- (5) Maximum height. Barns shall not exceed the height of the main building, as defined in the applicable zoning district.
- (g) Specific district standards for accessory dwellings. Accessory dwelling units in the AG or SF-E districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the residents or residents of the main building, and shall meet the following standards:
- (1) An accessory dwelling is only allowed on lots that are a minimum of one acre in area;
 - (2) An accessory dwelling unit must be constructed to the rear of the main dwelling, separate from the main dwelling;
 - (3) An accessory dwelling unit shall be no larger than 50% of the floor area of the main building;
 - (4) An accessory dwelling unit may be constructed only with the issuance of a building permit, and shall be constructed of the same percentage of masonry material and in the same architectural design as that of the main building. Metal buildings are prohibited;
 - (5) An accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet;
 - (6) Setback requirements shall be the same as for the main structure;
 - (7) An Accessory dwelling is not permitted without the main or primary structure.
- (h) Accessory dwellings. Accessory dwellings, including garage accessory dwellings and detached units, may be permitted in residential zoning districts, as designated in this article, and shall conform to the height limitations of the main structure. See regulations for the specific district, and the use charts, section 14.04.001. No such accessory dwelling or quarters shall be used or occupied as a place of abode or residence by anyone other than a bona fide caretaker, servant or farm worker actually and regularly employed by the landowner or occupant of the main building, or is a guest or family member of the owner/occupant. Only one accessory dwelling unit, including a garage accessory dwelling, [or] servant's/caretaker's quarters, shall be allowed on any lot within a residential zoning district, and they shall be clearly incidental to the primary use. These accessory living structures shall not, in any case, be leased or sold.
- (i) Area regulations for accessory buildings in residential and multifamily districts.



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(1) Size of yards.

(A) Front yard. Detached accessory buildings shall be prohibited in front of the main building.

(B) Side yard. For accessory buildings that are separated from the main building by a minimum distance of ten feet the following regulations shall apply: a side yard of not less than three feet shall be required from any side lot line or alley line for any accessory building that is less than 250 square feet in size. All accessory buildings with an area of 250 square feet or larger shall be setback a minimum of five feet from any side lot line or alley line. Accessory buildings located closer than ten feet to the main building, shall observe the same minimum side yard requirements as those required for the main building. Accessory buildings adjacent to a side street shall have a side yard not less than 15 feet. Garages or carports accessed from the side yard shall be located a minimum distance of 25 feet from the side lot line, alley line, alley easement line or street. Carports or garages accessed from the side yard and facing a public street, shall be located a minimum distance that is equal to the required yard for the main building or 25 feet, whichever is greater.

(C) Rear yard. Accessory buildings less than 250 feet in size shall be set back a minimum of three feet from any rear lot line, alley line, or alley easement line. Accessory buildings that are 250 square feet or larger in size shall observe a rear yard setback of not less than five feet from any rear lot line, alley line, or alley line easement. These regulations shall apply to all accessory buildings, with the following exceptions:

(i) Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described, constructed closer than ten feet to the main building, shall have a rear yard equivalent to the rear yard requirement for the main building;

(ii) Garages or carports accessed by a motor vehicle from an alley or rear alley easement shall be set back from the rear property line or alley easement line a minimum distance of 25 feet;

(iii) Accessory buildings constructed ten feet or more from the main building shall have a minimum rear yard setback of three feet;

(iv) If an alley exists, accessory buildings may be located within three feet of a rear lot line provided the maximum (or ridge) height of the building is no greater than eight feet and if a solid fence or wall of the same height is built on the rear lot line to screen the building from the adjacent property.

(v) Carport setbacks shall be measured from the posts supporting the roof nearest to the street or alley.

(D) Adjacent to Greenways. An accessory building which is proposed for a lot or tract of land which is directly adjacent to a public or private greenway, golf course, park, playground or other community open space amenity shall observe a setback requirement equal to the setback requirement for the main structure on the same lot.

(2) Accessory buildings are not permitted on a lot without a main structure.

(3) Accessory buildings shall not exceed one story in height, unless otherwise allowed in the specific zoning district.”