

CITY OF GRAND PRAIRIE

ACCESSORY STRUCTURES

Carports shall comply with the Unified Development code Article 6.6.2.1.

Yard Setbacks

For any **detached accessory** use or structure, **not exceeding 10 feet in maximum height in a single family** or multi-family residential zoning district, **the rear and side and rear yard setback from the property line shall be a minimum of three (3) feet.** *** STRUCTURE NOT ALLOWED TO OVERHANG INTO UTILITY EASEMENTS

If any accessory use or **structure exceeds 10 feet in maximum height, the rear and side yard setbacks established for the primary structure shall apply.** SF1 – 8 SIDE; SF2,3,4 – 6 SIDE; SF5,6,5/16 – 5 SIDE' 10 REAR

PD WILL VARY*** **STRUCTURE NOT ALLOWED TO OVERHANG INTO UTILITY EASEMENTS**

Accessory uses or **structures exceeding 14 ft in maximum height are prohibited** unless the Zoning Board of Adjustment and Appeals grants an exception per section 6.6.5 of this ordinance.

No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet (subject to paragraph C above) of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) feet tall solid fence. *** **STRUCTURE NOT ALLOWED TO OVERHANG INTO UTILITY EASEMENTS.**

No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure **when such rear or side yard is adjacent to a street.** However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet **in total height** may be placed in accordance with paragraphs A., B., and C. above if the yard in **which the accessory structure is placed is encompassed by a minimum six (6) feet tall solid fence.** *** STRUCTURE NOT ALLOWED TO OVERHANG INTO UTILITY EASEMENTS

Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure

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Maximum Square Footage of Accessory Structures

For a residential lot or tract of 0.5 acre (one-half acre) or less, the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the main structure.

For a residential lot or tract greater than 0.5 acre (one-half acre), the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the residential lot or tract of land.

In any case, a garage of up to 450 square feet is allowed.

Accessory buildings under 200 square feet and less

The building is allowed to be constructed of metal with a baked enamel finish.

Accessory Buildings over 200 square feet –

The building must be constructed of masonry, as defined in Section 13, "Minimum Masonry Content for Structures in Residential Zoning Districts," or be of a standard residential siding material consistent with materials used on the primary residential structure if 50 percent of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.

Accessory Buildings on lots greater than 0.5 acre (one-half acre) - The building is allowed to be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 ft from all property lines.

SECTION 9 - MAXIMUM LOT COVERAGE

6.9.1 The total area covered by any building, structure, accessory structure, or a combination of the above shall not exceed the maximum lot coverage established in the tables in this Article. The remaining area shall be considered open space and shall be open to the sky as provided for in Subsection 6.5.1 (B).

6.13.6 When detached accessory buildings are designed and/or used as a garage, they shall have the same percentage of masonry content as the main structure when permitted and/or constructed simultaneously with the main structure. In no case shall the amount of masonry content on the accessory building be required to be in excess of the minimum required by the zoning district in which the accessory building is located, regardless of percentage of masonry content of the main structure. All other residential detached accessory structures shall comply with the building construction requirements of Section 6.6.3 of this ordinance.

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IF THE STRUCTURE IS UNDER 100 SQUARE FEET, THE FEE IS \$20.00

IF THE STRUCTURE IS 101 – 400 SQUARE FEET, THE FEE IS \$ 100.00

IF THE STRUCTURE IS OVER 400 SQUARE FEET, THE FEE IS .25 CENTS PER SQUARE FOOT.