



DEFINITIONS:

ACCESSORY BUILDING OR STRUCTURE. A subordinate building or structure, attached to or detached from the main building, and having a use customarily incidental to and located on the same lot occupied by the main building; or a use customarily incidental to the main use of the property. **ACCESSORY BUILDINGS** shall include any and all parking garages and adjacent farm structures, and in a residence district accessory buildings or uses shall include garages for automobile storage, tool houses, greenhouses, home workshops, children's playhouses, storage houses or garden shelters, but not including the conduct of a business.

ACCESSORY USE: A use secondary and incidental to the legal primary use of the main building or to the primary use of the premises, and located on the same lot as the primary use.

§ 160.083 ACCESSORY BUILDINGS.

- (A) In any district zoned for residential uses, an accessory building may not be used for commercial purposes and may not be rented.
- (B) An accessory building not exceeding one story in height may occupy not more than 60% of a minimum required rear yard.
- (C) An accessory building exceeding one story or more in height may occupy not more than 40% of a minimum required rear yard.
- (D) An accessory building in a district zoned for residential uses shall be located on the rear one-half of the lot and at least ten feet from any dwelling building existing or under construction on the same lot or any adjacent lot, except swimming pools, which may be located nearer than ten feet from any dwelling building existing as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling. No accessory building shall be located nearer than five feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. In the case of a corner lot, no accessory building shall be located within any side yard required on the street side. A garage, attached to or detached from the main building, may be located not nearer than five feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Metal shipping containers shall not be allowed in any district zoned for residential use. Districts zoned for residential use are A, A-1, A-2, B, C, C-1 and MH.
- (E) Metal shipping container boxes are only allowed in zoning districts zoned F (Light Industry); F-1 (Outdoor Industrial); G (Water Front); H (Heavy Industry) and within construction site areas not to exceed 24 months. Container boxes allowed within the approved zoning districts shall be located within the rear one-half of the lot and/or must adhere to the established performance standards already prescribed for the above-referenced zoning districts (F, F-1, G and H).
(1998 Code, App. A, § 40-58) (Ord. 94-05, passed 4-20-1994; Ord. 07-26, passed 8-1-2007; Ord. 09-30, passed 10-21-2009)

160.086 PROJECTIONS INTO REQUIRED YARDS.

- (D) Upon approval of the Building Official, open sided carports may be located in front yards (or, in the case of a corner lot, in the side yard); provided that, they are not closer than five feet to any front property line, and do not exceed the eave height of the existing dwelling.

https://codelibrary.amlegal.com/codes/texascity/latest/texascity_tx/0-0-0-11367#JD_160.086



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§ 160.111 PERMITS.

No permits for the erection, alteration, construction, reconstruction, use or maintenance of any building or use of any premises shall be issued by the Building Official unless there shall first be filed in his or her office by the applicant therefore, a plan in duplicate, drawn to scale, correctly showing the location and actual dimensions of the lot to be occupied, the dimensions and location on the lot of the building to be erected, constructed, reconstructed, altered, used or maintained with measurements in feet and inches from all lot lines to all foundation lines or the building, together with a true statement, in writing, signed by the applicant, showing the use for which such building or premises is arranged, intended or designed and the location and dimensions of all accessory buildings or structures. No permit shall be issued by the Building Official unless such plan shall show in all details that such premises are to be used in conformity with all the provisions of this chapter. A record of such applications and plans shall be kept in the office of the Building Official. Failure of any applicant or of his or her agents, servants or employees to erect, construct, reconstruct, alter, use or maintain any buildings, structures or premises in conformance with such plans on which such permit is issued, when such failure constitutes a violation of any provisions of this chapter, shall render such permit void and the Building Official is hereby authorized and directed to revoke any such permit by giving written notice to the applicant, or his or her agent, servants or employees and all work upon such buildings, structures or premises shall be changed so as to comply with such plans and permit.

(1998 Code, App. A, § 40-82)

If Electrical, Plumbing, or HVAC is added: A Completed Subcontractor Validation Sheet is Needed with each subcontractor information and signature.