



# Residential Accessory Buildings

City of Hudson Oaks  
 210 North Lakeshore Drive  
 Hudson Oaks, TX 76087

**What is an Accessory Buildings?** An accessory building is a subordinate building detached from the main building, without sleeping areas or kitchen facilities, not used for commercial purposes, not rented, and not occupied for human habitation, except as otherwise allowed by city ordinance. No accessory building shall be constructed until a main building exists on the lot.

**What are the requirements for an Accessory Building?**

**City Zoning Ordinance, Section 28.2 Accessory Building Regulations**

The following regulations shall govern the location, size and use of accessory buildings, except for barns and farm buildings for agricultural uses as defined in Section 48.2 and accessory buildings for airpark related uses as defined in Section 49:

**A. General Provisions:** An accessory building must comply with the following setback requirements for all zoning districts:

1. Accessory buildings shall not be located within any easement.
2. Accessory buildings may not be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of storm water flows.
3. Accessory buildings located on lots where septic systems are utilized must submit a site plan showing the layout of the septic system and the location of the proposed building.
4. Approval by the City of Hudson Oaks does not constitute approval to violate any deed restriction. It is the responsibility of the applicant to verify compliance with all deed restrictions for his or her property, before starting construction.
5. No accessory building shall be used for dwelling purposes other than by domestic servants employed on the premises, as stipulated in Section 11, Permitted Use Table.
6. Residential greenhouses for domestic use shall not exceed 500 square feet of floor area.
7. All single-family dwellings hereafter erected shall be provided with enclosed garage space for at least parking two automobiles at the time of original construction. Conversion of garage space into living space shall conform to City building codes; and plans for the conversion shall be submitted at the time of application for a building permit. Conversion of garage space does not relieve the requirement for an enclosed garage space, and said enclosed space must be provided elsewhere on the lot and in compliance with this section.
8. Accessory buildings six hundred forty (640) square feet or less may be constructed of metal, if the metal building is an engineered metal building. The exterior of the building must be a neutral, earth tone color such as Mueller light stone or Mueller desert tan. The side panel must be a "U" Panel or an "R" panel type, or an alternative panel type authorized in writing by the City Administrator. Corrugated panel types are not permitted. The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building. Any exterior door or roll up door shall be painted in a complimentary neutral earth tone color.

**B. Building Construction and Setback Requirements:** For each zoning district, an accessory building must comply with the following construction and setback requirements:

Classification	Exterior Wall	Roof
A	Exterior grade wood siding, metal, stone or masonry.	The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

B	Must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.	The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.
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Zoning District	Maximum total size (all units)	Maximum Number of Units*	Exterior Wall Type	Roof Type
SF-15	320 sqft	2 or 1	A	A
SF-32	640 sqft	2 or 1	A	A
SF-1AP	160 sqft	1	A	A
SF-2A	640 sqft	2	A	A
MF	Not Allowed	Not Allowed	-	-
MH	160 sqft.	1	A	A

\* For the SF-15 and SF-32 zoning districts, if the lot will also have a detached garage or workshop, then the Maximum Number of Units for a Portable or Storage Building is reduced by half.

Zoning District	Maximum total size (all units)	Maximum Number of Units*	Exterior Wall Type	Roof Type
SF-15	400 sqft	1	B	B
SF-32	1,000 sqft	1	B	B
SF-1AP	Not Allowed	Not Allowed	-	-
SF-2A	1,500 sqft	1	B	B
MF	Not Allowed	Not Allowed	-	-
MH	Not Allowed	Not Allowed	-	-

\* For the SF-15 and SF-32 zoning districts, if the maximum number of units allowed for Portable or Storage Buildings currently is constructed on the lot, then a Detached Garage or Workshop is not allowed unless a Portable or Storage Building is removed from the lot.

### Required Setbacks

An accessory building must comply with the following setback requirements.

**1. Rear Yard** – The accessory building must be located at least three (3') from the rear property line, easement, or right of way. Where accessory buildings are designed and constructed to be entered from an alleyway or street at the rear of the lot, such accessory building shall be setback at least twenty (20') feet from the rear property line. When accessory buildings are constructed less than five (5') feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line. In Single-Family 2-A (SF-2A) zoning districts, barns and/or stables shall not be located within fifty (50') feet of any property line.

**2. Side Yard** – Accessory buildings shall be set back a minimum of three (3') feet from an interior side property line. Where accessory buildings are designed and constructed to be entered from an alleyway or street at the side of the lot, such accessory building shall be setback at least twenty (20') feet from the rear property line. When accessory buildings are constructed less than five (5') feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line. In Single-

Family 2-A (SF-2A) zoning districts, barns and/or stables shall not be located within fifty (50') feet of any property line.

**3. Front Yard** – Accessory buildings shall not be located in the front yard.

**4. Buildings** – Accessory buildings shall be located at least ten (10') feet from any other building or structure on the property.

**C. Building Construction:** All accessory buildings must comply with the following construction requirements:

**1. Foundations** – Foundation requirements for accessory buildings are as follows: Buildings up to and including 160 square feet may be placed on the ground and shall provide resistance to wind load by one of the following methods:

a. Anchored to a four (4") inch thick slab reinforced with 6 X 6 #10 wire mesh or #3 (3/8") rebar spaced at 18 inches on center each way.

b. Anchored at all corners, each corner anchored by a system to resist a horizontal wind load of 75 miles per hour.

Buildings greater than 160 square feet, but less than 639 square feet shall use one of the following methods:

a. Beams must be constructed at all perimeters. All beams are required to be at least 10 inches wide and 20 inches deep with 2 #5 (5/8") bars in the top and 2 #5 (5/8") bars in the bottom of the beam. Interior beams must also be constructed and located no more than 12 feet apart. All beams must extend at least 12 inches into undisturbed soil. Place #3 (3/8") bars 18 inches on center each way in the middle of the new 4-inch slab.

Accessory buildings greater than or equal to 640 square feet shall use a foundation designed by a registered professional engineer in the State of Texas to the current City of Hudson Oaks building code requirements.

**2.) Eave Height and Pitch** – Accessory buildings shall have an eave height no greater than the lowest eave height of the primary building, but not to exceed 14' feet. The roof shall be at a pitch similar to the roof pitch of the primary building."

**When is a permit needed?** A permit and plan review is required for all Accessory Buildings. 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. Location of proposed accessory structure on lot.

\_\_\_\_\_ Distance from accessory structure to main building and other structures on property. Distance from accessory structure to side and rear lot lines.

\_\_\_\_\_ All streets, alleys and easements.

\_\_\_\_\_ 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), to include color and roof type of storage building and main structure.

\_\_\_\_\_ Exterior wall type.

\_\_\_\_\_ Location of septic spray area, if applicable.