

**CITY OF IRVING
ACCESSORY BUILDING APPLICATION**

Date (fecha) _____

Street Address (dirección): _____

Yes No

- | | | |
|-------|-------|---|
| _____ | _____ | Will this be your only accessory building on the property?
<i>¿En su propiedad, será este su único "storage building" o su única estructura despegada de la casa?</i> |
| _____ | _____ | Any detached garages on the property?
<i>¿Existe al momento un garaje para carros o un "garage" despegado de la casa?</i> |
| _____ | _____ | Will the <u>height</u> of accessory building be taller than 10', measured from the ground to the roof top? <i>¿El "storage building" o estructura que va construir, tendrá más de 10 pies de altura? Se mide del suelo a la punta del techo.</i> |
| _____ | _____ | Will there be a kitchen?
<i>¿Tendrá cocina o cuarto de baño?</i> |
| _____ | _____ | Will there be any shower / bathing facilities?
<i>¿Tendrá una regadera o una bañera?</i> |
| _____ | _____ | Will there be built-in heating or an air conditioning system, excluding window air-conditioning units and portable space heaters? <i>¿Tendrá sistema de calefacción o sistema de aire central excluyendo unidad de aire Acondicionado de ventana y calentador/calefacción portátil?</i> |
| _____ | _____ | Will there be natural gas service?
<i>¿Tendrá servicio de gas natural?</i> |
| _____ | _____ | Will there be a separate utility meter?
<i>¿Tendrá medidor eléctrico separado?</i> |
| _____ | _____ | Will there be more than two rooms in the building?
<i>¿Habrá más de dos cuartos en el edificio?</i> |
| _____ | _____ | Will there be any closets in any room?
<i>¿Habrá armario/closet en el o los cuartos adentro de la estructura?</i> |
| _____ | _____ | Is the property 1/2-acre or more?
<i>¿Es la propiedad ½ acre o más?</i> |
| _____ | _____ | Will there be a second floor or stairs in the building?
<i>¿Tendrá un segundo piso o escaleras en el edificio?</i> |
| _____ | _____ | Will there be any plumbing or electrical in the building?
<i>¿Piensa instalarle plomería o electricidad?</i> |

Describe the use of this proposed building: _____
Describe el uso de este edificio.

I understand that the above is true and correct. I also understand this permit is valid for only 3 months from the date of issuance. It may be extended an additional 3 months **only** if the property complies with all city ordinances. If the construction of the building is not completed with the time given, **it must be removed from property**. Also, the structure cannot be used as, or be able to be converted to, a business use or dwelling accommodations.

*Entiendo que lo anterior es verdadero y correcto. También entiendo que este permiso tiene una validez de solamente tres meses desde la fecha de entrega. El permiso se puede extender por 3 meses más **sólo** si la propiedad cumple con todas las ordenanzas de la ciudad. Si la construcción del edificio no se ha completado dentro del plazo, **se debe quitar de la propiedad**. La estructura no se puede utilizar o ser convertida a vivienda y no se puede usar para negocio comercial.*

Name (dueño) _____ Signature (firma) _____

Phone (teléfono) _____ Cell (celular) _____

Detached Accessory buildings, including Carports, Arbors, Pergolas, Decks 3' or more in height (like around an aboveground pool), Fireplaces/Chimneys 3' or more in height.

Will there be any: Electricity Plbg Hvac

Footprint of house: _____ **25% of footprint:** _____

Is this a kit/pre-manufactured building (Tuff Shed, Lowes, Home Depot) _____

Height _____ **Number of Stories** _____

*** Max height=10'. Height may increase 1' for each additional 1' of side and rear setback, up to a max height of 20 feet, if at least 15 feet from the property line. (The height is measured from the ground to the top of the roof.) Max 1-story in RMH districts.*

Setbacks: Side _____ **Rear** _____ **To House** _____

*** Min 5' side and rear and min 10' from the house and not in esmts.*

*** Any accessory structures with an area of 2,000 square feet or more shall be located a min. of 20' from rear or side lot lines.*

***If the accessory structure exceeds 1,000 sq ft, require form to be filed at Dallas County before issuing permit.*

Size _____ **sf; % Lot area coverage** _____

*** Area of all accessory buildings shall not exceed 250 sf or 25% of the footprint of the house, whichever is greater.*

Exception: Detached garages do not count towards the area limits (and may be up to 700 sf). Lots of 1/2 acre or larger are exempted from maximum square footage of accessory structure.

***Max lot coverage: 60% of minimum rear yard (typ 20') for 1-story, 40% for 2-story.*

***Max lot coverage: 60% of bldgs., driveway, parking in RZLa & RZL; 70% in RTH; 80% in DD/R7.5.*

Material _____

***Accessory buildings 150 sf or more shall be constructed with weatherproof materials, such as: masonry, veneer, stucco, all weather stone, wood, vinyl, or cementitious siding.*

No metal exterior is allowed.

Number of accessory buildings: This is the 1st / 2nd storage building

*** No more than 2 detached accessory buildings other than a detached garage may be placed on the lot. Any detached accessory with no dimension greater than 6 feet shall not count toward max # of buildings allowed (but shall count towards the max area allowed). Lots or tracts of 1/2 acre or larger are exempted from maximum number of accessory buildings.*