



RESIDENTIAL ACCESSORY STRUCTURES

Residential Code for the City Of McKinney

- 2018 International Residential Code (IRC)
- 2017 National Electric Code

For more information, see city ordinance: Sec. 146-133. - Accessory buildings and uses

Project Types: Shade covers, pergola, patio cover, arbor, gazebo, carport, garage, storage shed

Size:

- Accessory structures 120 sq ft or less do not need a permit
- Accessory structures may not exceed 200 sq. ft.
- Carports and Garages may not exceed 500 sq. ft.

Setbacks:

- 3 ft from any side property line
- 10 ft from the rear property line
- 3 ft from rear property line if an alley is present (Exceptions may apply)

Permit Submittal Documents (submitted online)

1. Survey showing:
 - Complete address and subdivision
 - North arrow
 - Entire lot
 - Footprint of house, additional existing structures, and proposed location of patio cover
 - Distance between the new structure and the rear property line and both side property lines
2. Construction Plans
 - Elevation drawings
 - Electrical, plumbing, or gas installation (if applicable)
 - Construction Plans
 - Lumber size and type
 - Pier /concrete pad details
 - Rafter spans
 - **Garages and Carports**
 - ♦ Garages: Construction plans for garages require engineer sealed plans from the foundation to the roof
 - ♦ Carports:
 - * Construction details
 - * Plans also require 48 sq ft storage
 - ♦ Both Garage and Carport require city approved approach and a 20 ft. driveway measuring from the property line to the garage door or carport entrance
3. Sub-Contractor Validation Sheet
 - If electrical, plumbing, or gas are installed, then the subcontractors must register their state license with the city and validate by providing their signatures on the form.
4. Valuation of project
5. Square Footage Breakdown
6. Historical Certificate of Appropriateness (COA) approval
Contact Planning Dept at 972-547-7416.