

CHAPTER 12 – ZONING ORDINANCE

Sec. 9-108 – Special area and accessory building regulations.

B. Special area and accessory building regulations.

1. Attached Accessory Buildings shall conform to the regulations applicable to the primary building to which they are attached. Attached buildings are defined as any building sharing a common roof with the primary structure, or attached to any wall of the primary structure.

2. Detached Accessory Buildings shall be subject to all of the following regulations of this ordinance. NOTE: Accessory buildings in an area zoned as an Agriculture District (A) directly associated with a bona fide private agricultural use of the property have some differentiating requirements noted separately under various headings below.
 - a) Front Yard - Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

 - b) Rear Yard - When the accessory building is a garage or carport with rear access, the rear setback shall be a minimum of twenty (20) feet from the property line. All other accessory buildings shall not be located closer than five (5) feet to the rear property line.

 - c) Side Yard - Accessory buildings shall not be located closer than five (5) feet to the side property line when the accessory building is located behind the primary building. When the accessory building is located in the side yard, the setback for the accessory building will be the same as the setback requirement for the primary building.

 - d) Other Structures - Accessory buildings, other than carports, shall not be located within ten (10) feet of any other structure.

 - e) Easements - No accessory building shall be located within any easement.

 - f) Properties Zoned Agriculture - Barns and/or stables shall not be located within fifty (50) feet of any property line or dwelling.

3. Building Construction - All accessory buildings must comply with the following construction requirements:
 - a) Roofs - The minimum roof slope for all accessory buildings shall be 3:12, unless the accessory building is prefabricated, pre-finished, and covers less than two (2) percent of the lot, or is a carport. An accessory building must have a composition shingled roof or a metal roof with a baked-on enamel finish.

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b) Exterior Walls - Exterior walls of accessory buildings must comply with the following requirements:

- i) Accessory buildings covering less than two (2) percent of the lot are required to be constructed with exterior walls composed of metal with a baked-on enamel finish, wood building that is prefinished and prefabricated, composite masonry façade, or the same materials of construction as the primary building. An accessory building constructed entirely of metal shall not exceed 150 total square feet.
- ii) Accessory buildings covering more than two (2) percent of the lot are required to be constructed with the exterior walls composed of composite masonry façade material or the same materials of construction as the primary building.
- iii) Properties Zoned Agriculture - Barns and stables located on property zoned Agriculture (A) are exempt from the masonry requirement and the same materials of construction as the main structure for exterior walls.
- iv) No pressure treated wood is permitted as exterior finish.

c) Building Height - Accessory buildings shall be limited to a height of not more than fifteen (15) feet to the top of the roof unless for the purposes of a carport or garage in which the height shall not be greater than the height of the primary structure. (This measurement will be taken from grade level at any point surrounding the building.)

Properties Zoned Agriculture - Accessory buildings shall be limited to a height of not more than twenty (20) feet to the top of the roof. (This measurement will be taken from grade level at any point surrounding the building.)

d) Foundations - The building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads. Foundation requirements and anchoring methods for an accessory building (except barns) are as follows:

- i) Any accessory building with a permanent cast in place concrete foundation shall adhere to current International Building Codes, or;
- ii) An accessory building may be anchored at all corners with mobile home type tie downs designed to resist a horizontal wind load of at least 70 miles per hour.

e) Size Limitations - Accessory buildings shall not exceed five (5) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and the accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed. Detached accessory buildings having square footage greater than specified by this ordinance, including those located in

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Agricultural Districts shall require a Specific Use Permit for use longer than ninety (90) days. Use for less than ninety (90) days may be approved by the Building Official.

Properties Zoned Agriculture - Barns and/or stables shall be limited in area to ten (10) percent of the lot coverage.

f) Number of Buildings - No more than two (2) accessory buildings may be placed on any residential or commercial lot.

Properties Zoned Agriculture - The number of accessory buildings that may be placed on an Agriculture lot is limited by the lot coverage (See E. Size Limitations).

4. Miscellaneous Requirements:

a) No land or building shall be used nor intended for any use other than those uses permitted in the district where the land or building is located.

b) No building shall be erected, reconstructed, enlarged, structurally altered, or moved in such a manner as to evade conformity with height, bulk, lot area, use and other regulations for the district where the building is located.

c) No yard provided adjacent to a building for the purpose of complying with provisions of the Zoning Ordinance shall be considered as providing any part of a yard for another building on the same lot or on an adjacent lot.

d) No trailers, containers, shipping containers, commercial boxes, vehicles, or similar structures shall be used as accessory buildings or structures on properties used for residential purposes, regardless of the zoning district, and/or Zoning Districts R-1, R-2, R-3, R-4, 2F, MF-1, or MF-2.

e) Carports must be constructed of composite masonry facade material or the same materials of construction as required of the primary building.

f) It shall be unlawful for any person(s) to construct or assemble any accessory building on any property within the city limits of the City of Corsicana that does not conform to these guidelines after the effective date of this ordinance.

Note: Approval by the City of Corsicana does not constitute approval to violate any deed restriction. The City of Corsicana is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions, for his or her property, prior to starting construction.

C. Satellite dishes which are designed to be mounted on the roof may be installed on the rear portion of the roof.