

Accessory Structure/Building FAQ's

The following information addresses frequently asked questions related to building setbacks and rear yard requirements for construction/installation of accessory structures/buildings. The information included is not intended to be an all-inclusive list of requirements.

Where can I build an accessory structure/building?

- All attached accessory structures/buildings and building additions must maintain the setback requirements of the main building.
- Detached accessory buildings shall be located in the area defined as the rear yard.
- Detached accessory structures/buildings shall have a side yard of not less than five (5) feet.

Is there a minimum separation requirement between the main structure and an accessory structure/building? Yes, detached structures are required to have a minimum separation requirement of fifteen (15) feet from the main building.

What is the minimum side and rear yard setback requirement for detached accessory structures/buildings?

In addition to the fifteen (15) separation requirement from the main building, detached accessory structures/buildings located in the rear portion of a lot shall not be located closer than fifteen (15) feet to the main building nor any nearer than five (5) feet to any side or rear lot line. When adjacent to a side street the side yard shall not be less than ten (10) feet.

Can an accessory building be constructed in a utility easement? No, an accessory structure/building may not be built within a utility easement.

Can a concrete patio/flatwork extend into the rear yard setback requirement? Yes, construction that does not exceed thirty (30) inches above the average elevation of the graded rear yard is allowed to extend into the rear yard requirement.

What are the exterior construction requirements for accessory buildings? Except as provided below, the exterior facades of accessory buildings, including detached garages, that are greater than one hundred and ninety-two (192) square feet shall be constructed of the same exterior construction material as the main building or structure and shall meet or exceed the requirements and conditions set forth in the Comprehensive Zoning Ordinance, Subsection 23.7 (Type of Exterior Construction).

Exceptions to exterior facade requirements:

- An accessory building that is one hundred and ninety-two (192) square feet or less and located in a single-family residential district may be constructed of masonry, metal or wood material.
- An accessory building that is one hundred and ninety-two (192) square feet or less and located in a single-family residential district must be of a neutral color such as white, tan or brown or the same color as the main building situated on the property on which the accessory building is located. All exterior surfaces must be painted or coated with a protective material so as to prevent decay, rust or deterioration due to weather and environment. The floor of such accessory building may be comprised of concrete slab or other similar foundation or cinder block, wood slat or other similar nonpermanent material or composition. Such accessory building may contain electrical, water and any other utility connection necessary to serve the accessory building with said utilities. Unless such accessory building is constructed with and/or situated on a concrete slab foundation, skirting of the accessory building is required.
- No more than one accessory building of metal or wood construction shall be erected, placed, installed or constructed on any lot.

Is construction required to comply with the City's Comprehensive Zoning Ordinance if the HOA/POA approved the construction? Yes, construction must comply with all applicable City ordinance and regulations. In all cases, the more restrictive requirement will prevail. In addition, no ordinance or regulation adopted by the City shall lessen the requirement set forth by the HOA/POA.

The City of Melissa's Comprehensive Zoning Ordinance in its entirety is available at the following link.

https://www.municode.com/library/texas/melissa/codes/code_of_ordinances?nodeId=CH12PLZO_ART12.300ZOORAD