



## Development Services Department

### RESIDENTIAL BUILDING PERMIT PROCEDURES For **ATTACHED PATIO COVERS**

The following are the procedures and instructions for obtaining attached patio cover permits within residential zoned districts. For permit information, please contact the Development Services Department at 469.429.4781 and located at 3815-B Sachse Road, Sachse, Texas 75048. Fees are due at the time the permit is picked up and shall be payable to the City of Sachse. This is information generally required for permitting and should not be considered an all-inclusive list. If you have specific inspection questions during the construction process, you may contact one of our building inspectors at 469.429.4781. The inspectors are generally available Monday-Friday from 7:30-8:30 a.m. and from 3:30-4:30 p.m. All plans submitted for permitting shall be drawn to an approved scale or dimensioned if approved by Building Official.

#### **ATTACHED PATIO COVER (including carports and other covers attached to main building)**

1. Complete the City of Sachse, Texas building permit application.
2. Provide three (3) plan sets of a site or plot plan and include the following:
  - a. Residence and all other existing structures.
  - b. Location of any easements.
  - c. Proposed location of patio cover and patio deck.
3. The City retains one (1) complete plan set, sends one copy to the applicable appraisal district (Dallas or Collin County), and returns an approved plan set to the builder.
4. All Contractors and Subcontractors (General Construction, Electrical, Plumbing, HVAC, Irrigation, HERS Provider, etc.) shall register or validate permits in person at our office before any inspections will be conducted.
5. Permit fee is based on the value of construction materials only per the City of Sachse Master Fee Schedule.
6. Additional permit fees for electrical, plumbing, and HVAC work are required if applicable.
7. All work and materials shall be in compliance with the City's current adopted building codes: International Residential Code (IRC), National Electrical Code (NEC), the adopted code amendments and the City of Sachse Code of Ordinances.
8. Detached patio covers are considered accessory buildings and shall be permitted as such. See accessory building permit requirements when constructing a detached patio cover.



## Development Services Department

### ZONING BUILDING REQUIREMENTS

Zoning District*	Minimum Setbacks			Maximum Height		Minimum Lot Area	Maximum Lot Coverage	Minimum Home Size
	Front	Rear	Side	Stories	Height			
R-10	25 ft	See Note 1 Below	See Note 2 Below	2	30 ft	10,000 sf	35%	2,000 sf
R-12	30 ft	See Note 1 Below	See Note 2 Below	2	30 ft	12,000 sf	35%	2,000 sf
R-15	40 ft	See Note 1 Below	See Note 2 Below	2	30 ft	15,000 sf	35%	2,000 sf
R-39	90 ft	See Note 1 Below	See Note 2 Below	2	30 ft	39,000 sf	35%	2,000 sf
R-E	90 ft	See Note 1 Below	See Note 2 Below	2	30 ft	5 acres	35%	1500 sf
PD	See Note 3 Below	See Note 3 Below	See Note 3 Below	See Note 3 Below	See Note 3 Below	See Note 3 Below	See Note 3 Below	See Note 3 Below
*	Contact the Development Services office if your zoning district is not shown on this chart.							

### NOTES

1. The rear yard shall be 25 feet or 20 percent of the depth of the lot, whichever amount is smaller.
2. The side yard shall be a width of not less than 10 percent of the width of the lot at the front building line.
3. All Planned Development (PD) requirements can viewed on a link from the City's website under the Development Services Department.

### REQUIRED INSPECTIONS

1. Foundation / Pier / Flatwork (a pre-pour inspection is required, if applicable)
2. Framing
3. Electrical Rough (if electrical work is in scope of work)
4. Building Final