

Attachment E
City of Fort Worth Information Regarding Storage Sheds and Other Out Buildings

Chapter 5 Supplemental Use Standards
 City of Fort Worth Zoning Ordinance 296 11/16/2012
 Article 3. Accessory Uses

5.300 General

A. Uses.

Accessory uses as regulated by this section are uses which are clearly incidental to the use of the principal building/primary structure or the primary use. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, garages (greater than a six foot door), guest houses, studios, carports, private workshops (six foot door or less), play structures, swimming pools, pool houses, gazebos/cabanas/pergolas, boat docks, outdoor kitchen facilities, riding arena for the personal use of the resident owner, storage buildings, dumpsters (non-residential) or similar uses. Accessory uses not permitted in residential districts include carports not permanently installed, portable storage containers for permanent use, shipping containers, rail cars and the like. Flagpoles are not considered an accessory use but must meet the height requirement of the zoning district.

5.301 Accessory Uses on Residential Lots

A. General Provisions

1. Any accessory building added to an existing legal non-conforming one or two-family dwelling shall conform to the district standards applicable to the residential use.
2. Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.
3. The total area covered by all rooftops shall not exceed the maximum lot coverage (%) for the district applicable to the residential use.
4. Accessory structures attached to a primary structure by a breezeway, covered walkway, or other structure whose roofline is not part of the primary structure shall not be considered to be an extension of the primary structure.
5. For purposes of enforcing this section, the MH zoning district is considered a residential zoning district.

B. Non-Habitable Accessory Structures

1. All accessory structures except private garages, private carports, or private porte cocheres:
 - a. Allowable Square Footage

Non-habitable accessory buildings shall not exceed the maximum square footage for each residential lot size as depicted in the following table:

Lot Size	Maximum Total Square Feet For Accessory Buildings
Less than 5,000 square feet	120 square feet
5,000 to 9,999 square feet	200 square feet
10,000 to 21,779 square feet	400 square feet
21,780 square feet to 43,559 square feet	400 square feet
43,560 square feet or larger	2% of the total area of the lot

The maximum square footage limits shown above shall be cumulative of all non-habitable accessory buildings for each lot, excluding private garages, private carports, and private porte cocheres. Private garages, private carports, and private porte cocheres shall not be included for the purpose of determining the allowable square footage of non-habitable accessory buildings on a single residential lot.

The square footage within an attic or loft shall be excluded from the calculation of maximum square footage of a non-habitable accessory building or structure.

- b. Non-habitable accessory buildings or structures shall be limited to one story, but may have an attic or loft, provided the attic or loft does not contain heated or air conditioned floor space. The non-habitable accessory structure may not exceed the height of the primary structure.
- c. All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.
- d. Non-habitable accessory structures shall be limited to a height of ten feet. The height of the accessory structure may be increased to a maximum height of twelve feet, provided that, for each additional one foot of height over ten feet, the accessory building is setback an additional two feet (2:1) from the rear and side setback requirements of the district applicable to the residential use.
- e. Temporary portable storage containers and dumpsters may be utilized for a maximum of 30 days unless associated with an unexpired building permit, which may be allowed up to 180 days or the duration of the building permit, whichever is less. One such container per building permit may be allowed per address for each year. These units must be placed only on a permanently paved driving or parking surface if in the front yard of a single family or two family home and may not encroach into the street right-of-way.