



City Council has approved several amendments updating existing ordinances in regards to accessory structure/accessory dwelling requirements within City limits. See below for updates:

A summary of changes to the accessory structure ordinances, found in Chapter 122 of Lake Dallas Municipal Code:

- Permitting: before construction or placement, the owner must obtain a Residential Building Permit (application found [online](#) or at City Hall)
 - Information on size and placement required.
 - Buildings less than 120 square feet will not be charged a fee.
- Setbacks
 - Setbacks in residential areas have been altered from 3' to 5' for side and rear yards.
 - Structures still prohibited from being constructed or placed in front yard.
- Carports permissible in Manufactured Home District front yards
 - Structures must meet all building setbacks and requirements specified in Section 122-578(b) and 122-606(2).
- Height
 - The maximum allowable height for an accessory structure in a residentially-zoned district is now 15'.
 - Accessory dwellings may be up to 24' in height.
- Maximum Lot Coverage
 - Maximum allowed lot coverage for the main and accessory structure is 30% of the rear yard per Section 122.743 (d) of the Lake Dallas Municipal Code.
- Compatibility
 - Accessory structures must be compatible with their main structure, specifically in regards to architectural requirements, including:
 - Roof pitch
 - Articulation
 - Color

ACCESSORY STRUCTURES

Please visit the Lake Dallas City Code Section(s) listed below for detailed information on all accessory structure requirements.

For more information, see:

[Section 122-743](#)

[Section 122-794](#)

[Sections 122-577, 578, 579, 580](#)

of Lake Dallas Code, or contact:

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Location :

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