



## **RESIDENTIAL ACCESSORY BUILDINGS**

### **SETBACKS FOR RS AND RM ZONING**

**Note:** All setbacks are measured from the edge of the roof overhang.

#### **Buildings Up To 10 Feet Tall**

**Side adjacent to an alley or another parcel:**

1 foot

**Side adjacent to a street:**

Variable, please contact the Development Service Center

**Rear:**

1 foot

#### **Buildings 10-18 Feet Tall**

**Side or Rear adjacent to another parcel:**

1 foot + 1 foot of setback for each 1 foot of height over 10 feet

**Side or Rear adjacent to an alley:**

1 foot + 1 foot of setback for every 2 feet in height over 10 feet

All accessory buildings must be a minimum of 6 feet from the primary structure and located on the same lot.

### **USES**

Accessory buildings in RS and MH Zoning shall not be used for residential living purposes or be equipped with a stove or any kitchen facilities. However, it may have one bathroom up to 36 square feet in floor area.

Accessory buildings in RM districts may be used as living quarters if the Land Use Intensity standards have not been exceeded.

Accessory buildings must be located on the same lot as the residence.

### **SIZE LIMITS**

AO:

- No maximum floor area
- Maximum 45 feet in height

Lots less than 6000 sq. ft.:

- Maximum 600 sq. ft. floor area
- Maximum height: 18 feet

RS6, RS8, and RS12:

- Floor area: 10% of lot area with a maximum of 1200 square feet
- Maximum height: 18 feet

All RM Districts:

- Must be used for storage of personal property of occupants of the principal building on the same lot.
- Must not exceed 50% of the floor area of the principal building on the same lot.
- Maximum height: 18 feet

**For more information please contact:**

**Development Service Center**

Phone: (325) 676-6232

Fax: (325) 676-6242

**Location:**

City Hall  
555 Walnut Street  
Room 100

**City of Abilene  
Homepage:**

[www.abilenetx.com](http://www.abilenetx.com)