Accessory Structure

4’ max overhang with no supports

Single-Family Principle Structure

10’ minimum separation

10’ minimum side yard setback on interior lot

15’ minimum if adjacent to a local street

25’ minimum front yard setback

5’ minimum to property line or easement (3’ from building overhang/eave)

10’ minimum separation

25’ minimum rear yard setback

5’ minimum to property line or easement (3’ from building overhang/eave)

25’ minimum rear yard setback

Questions?
Please call the Development Services Department at 979-337-7220

Back of Curb—This is not the property line.
Specific Requirements

In addition to the setback requirements shown on the first page, the following are requirements in the City of Brenham:

The Residential Plan Review / Permit Checklist can be found [here](#).

- **Lot Size**
  - Minimum lot size for a single-family dwelling is 60’ wide by 115’ deep, with a minimum area of 7000 square feet.
  - Where an existing lot is less than 50’ in width, the required side yard may be reduced to provide a minimum buildable width of 30’; provided, however, that no side yard shall be less than 5’.

- **Lot Coverage**
  - 45% of property shall remain permeable

- **Driveways**
  - Two off-street parking spaces required (a garage is considered one space)
  - Must be concrete, asphalt or another approved all-weather (dust free) surface.
  - Minimum size is 12’ wide X 19’ deep (measured from property line)
  - Slab/approach shall be located at least 5’ from the side property line
  - 5’ approach radius required
  - Slab/approach shall be located a minimum of 50’ from an intersection of a collector street

- **Dwelling Size**
  - Minimum of 750 square feet

- **Accessory Buildings**
  - Includes garages, carports, sheds, gazebos, etc.
  - Shall be subordinate to and supportive of the principle use and structure
  - Shall be located behind the closest point of the primary structure to the front property line and shall have a side and rear yard of not less than 5’
  - On a lot having an area of less than one (1) acre, no accessory structure shall exceed the height of the principle structure.
  - Location of accessory buildings shall not interfere with utility easements and electric service lines
  - If a carport is located in the front yard, it must be attached to the principle structure and maintain the same setback requirements as the principle structure.
  - Standards pertaining to accessory dwelling units (ADUs) can be found [here](#).

Questions?
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