

## Detached Garage Permit Submittal

**Definition: Detached Garage** (*Means Construction Dictionary*): A parking structure whose exterior walls are surrounded by open space.

Please submit the following documentation through our [online permitting portal](#) to apply for a detached garage:

### Required Submittal Documents:

#### ENERGOV SUBMITTAL TYPE: ACCESSORY

1. **OSSF permit from Collin County Development Services (CCDS)** if property has septic.
2. **Site Plan (Survey)**. The plan shall indicate the following (at minimum):
  - Location of the proposed detached garage
  - Dimensions from the detached garage to all property lines and the house
  - Lot Coverage (to include house and any structures with a roof)
3. **Engineer-sealed Plan**. (*Required for 400 sqft + or at Building Official's discretion.*)
  - Foundation Plan
  - Framing Plan
4. **Construction Plan**
  - Floor Plan
  - Electrical Plan
  - Elevations
  - Roof Plan

### Specific Requirements:

1. **General Setback Requirements:** The accessory structure location must meet one of the following criteria:
  - If the accessory structure is located more than ten feet from the main building, the accessory structure shall be located a minimum three feet from the rear or side **property** line.
  - If the accessory structure is located closer than ten feet to the main building, the accessory structure shall be located within the rear and side **building** lines of the property.Accessory structures located on a **corner lot** adjacent to a side street shall have a side yard not less than 15 feet.
2. **Front Yard:** Detached front accessory buildings shall have a front yard not less than the main building or as specified in the particular zoning district.
3. **Side Yard:** Garages located and arranged so as to be entered from the side yard shall have a minimum distance of 20' from the side lot line, alley line, or easement line. Garages arranged to be entered from the side yard, facing a public street, shall have a minimum distance equal to the required front yard for the main building.
4. **Rear Yard:** Garages arranged so as to be entered by a motor vehicle from an alley or rear alley easement shall be set back from the rear yard or alley easement line a minimum of 20'.
5. **Height:** Detached garages shall not exceed the height of the primary structure.
6. Garages in excess of 160 square feet shall be located behind the primary structure at a point no closer than 10' from the rear wall line of the primary structure.
7. If the garage is metal or some other material outside of the scope of the IRC, a plan set sealed by a design professional licensed by the State of Texas (Architect, Engineer, or Landscape Architect) is required.
8. Registered Design Professional (architect, engineer, or landscape architect) must seal plans more than 400 square feet.

### Reference Documents (as applicable):

- 2021 International Residential Code
- 2023 National Electrical Code & Local Amendments
- [Town of Prosper Zoning Ordinance](#)
- Subdivision Plat for the property