This outline is not intended to be a reliable or all-inclusive reflection of all applicable regulations. It is designed to provide abstract guidance on the application and inspection process. Chapter 106 (Zoning) of the Little Elm Code of Ordinances should be consulted for a comprehensive listing of applicable regulations.

A. Permits
   1. One-story detached accessory structures of two hundred (200) square feet or less do not require a building permit, but still must abide by setback and other zoning requirements.
   2. Structures over two hundred (200) square feet or more require permits.
   3. Plot plan showing exact location on property with the dimensions to property lines on each side of building with drawings of proposed materials and height.
   4. See Development Services Fee Chart for fee information.
   5. HOA approval letter if in an HOA subdivision.

B. Restrictions
   1. The minimum setback from any fence and/or property line is (side and rear yard interior lots) three (3) feet. Some situations may require a greater setback. Side yard corner lot adjacent to street right-of-way shall be a minimum of 18 feet from the curb and behind a fence.
   2. Permanent and/or engineered foundations may be required for accessory structures, per the adopted international codes.
   3. Square footage. Accessory buildings shall not exceed the square footage of the primary building and be limited in size of footprint and in number as follows:
      a. Property or lot less than ½ acre in area = Maximum of 750 square feet (measured by total floor area) and 1 accessory structure.
      b. Property or lot bigger than ½ acre and smaller than 1 acre = Maximum of 1000 square feet (measured by total floor area) and 2 accessory structures.
      c. Property or lot more than 1 acre in area = Maximum of 2,500 square feet, cumulatively applied to a maximum of 3 accessory structures.
   4. Additional requirements for swimming pools, detached garages, flatwork, accessory dwelling units, and carports can be found within 106-82.
   5. Building exteriors and heights must follow architectural regulations in the zoning ordinance (106-82).

C. Inspections
   1. A framing inspection
   2. A footing inspection
   3. An electrical inspection
   4. A rough plumbing inspection if applicable
   5. A final inspection is required and must be scheduled within one week (five working days) of completion.
   6. All building installers or contractors, including homeowners (Project Manager Residential), must be registered with the Town of Little Elm.
   7. Inspections must be requested online.
   8. Inspections requested after 7 a.m. will be completed the next business day.