

BUILDING IN THE CITY OF SANTA FE

Frequently Asked Questions

Do I need a building permit for?

- ❖ A new house Yes
- ❖ A garage Yes
- ❖ A portable shed Speak to the Building Official
- ❖ A barn Yes
- ❖ Any size additions to existing buildings Yes
- ❖ To replace a mobile home Yes

Do you know what zoning District you are in?

- AR – Agricultural/residential (large lots)
- R-1 – Single Family (subdivision type lots)
- R-2 - Multi-family (duplexes, condos)
- R-3 – Multi-family (apartments)
- MH – Mobile home (the only zone you can place a new manufactured home on)
- NC – Neighborhood Commercial
- HC – Highway Commercial
- TR – Transportation (commercial area between Hwy. 6 and railroad tracks)
- LM – Light Manufacturing
- AU – Adult Use

Can I build a house in any zoning district?

No. New residential structures are not allowed in Transportation, Light Manufacturing or Adult Use districts.

Can I have a commercial business in any zoning district?

No, businesses have to be located in Commercial districts. The exception is Home Occupations, for which you cannot build special structures on your residential property.

What is a Zoning Permit?

A zoning permit is issued with each new building permit and Home Occupation. It confirms that the proposed structure and use are allowed in the zoning district your property is located within.

Are you subject to any Home Owners or Deed Restrictions?

Although the City of Santa Fe does not enforce private deed restrictions, if there are any, you could be subject to legal action by other home owners if you do not abide by recorded deed restrictions. Check your property records before getting a building permit.

Is your tract/lot part of a subdivision?

No building permits can be issued unless you are in a platted lot or the lot existed in current configuration prior to November 13, 1997.

Do I have to plat?

Only if you are making one lot into two or more. Or if you are building on a tract that was laid out after 1997.

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Do I need to get approval from the Drainage District (DD#1) before I get a Building Permit?

In general, you should consult with DD#1 before requesting a building or development permit from the City. Not all projects require their approval.

Will I need a drainage/detention plan for my building project?

The city always requires a grading plan for new development. Drainage plans are required when the building is considered large, over 5,000 sq. ft.

Do I need a storm water pollution plan (SWPPP) for my building project?

Generally, projects over 1 acre in size require a state filed SWPPP.

Review http://www.tceq.texas.gov/permitting/stormwater/wq_construction.html

Other Frequently Asked Questions

1. When is a building permit NOT needed?
 - ❖ When the structure is less than 200 Sq. ft. in size.
2. When is a windstorm certificate required?
 - ❖ When building costs equal or exceed \$5,000.00
3. What windspeed does a building have to withstand?
 - ❖ 120 MPH
4. What Building Code standards are enforced?
 - ❖ 2012 International Building Codes
5. What are the building set backs for each zone? (in feet)

Zone	Front	Rear	Side (interior)	Side (exterior)
AR	25	15	10	15 or 25
R-1, MH	25	15	6	15 or 25
R-2	25/35	25	Varies	Varies
R-3	25	25	25	Varies
NC	Varies	25	Varies	Varies
HC	Varies	Varies	Varies	Varies
TR	15	0	10	15
LM	35	varies	35	Min. 35
AU	25	25	15	Min. 15

6. What is the minimum frontage required for each newly platted lot?
 - ❖ 60 ft. for R-1, MH
 - ❖ 100 ft. for R-3, NC, HC, TR and LM
 - ❖ 80 ft. for AR and AU
 - ❖ Varies for R-2
7. Where can I put an accessory structure?
 - ❖ 10 feet from rear of property in residential districts, 5 feet if it abuts an alley
 - ❖ All other set backs apply to accessory structures
8. What is the maximum height allowed for structures?
 - ❖ 35 feet in all zones except HC and LM which is limited by building code
9. What is the minimum floor elevation?
 - ❖ 12 inches above an open ditch street or 18 inches above a curbed street