



Storage Building Guidelines

Storage buildings
should be a **minimum of 3'** from **any property line**
with a
maximum height of 15' from the natural ground

The following is required in order to get a permit for a storage building:

1. Two (2) copies of the **site survey** or a **scaled drawing** which reflects the location of the structure. If you submit a scaled drawing it needs to show all easements, building lines, property dimensions, etc.
2. Building must be constructed with appropriate skids. The building must have clips and straps on every stud and every other rafter. Plans and specifications must be approved by the Building Inspector.
3. If any portion of the shed is on the easement the following will be required:
 - a. A signed **City of Deer Park Easement Agreement** for the placement of the building. **Agreement fee is \$50.00 (Fee schedule in appendix B)**
 - b. **Written approval and consent from all other public utilities that have facilities in the easement.** (Sec. 18-4 b)
 - c. If the city *has* utilities in the easement the **maximum size is 96sqft**
 - d. If the city *does not have* utilities in the easement the **maximum size is 192sqft.**
 - e. Building **can not be on a slab** but on 4" x 6" skids
4. Electrical and plumbing for the shed must be issued separate permits if the construction is **not** on an easement.
5. The information noted above in addition to a completed building permit application can be submitted to the Public Works Department. The cost of the permit, review fee and Easement Agreement fee (if applicable) will be payable upon submittal of the application. The Building Inspector will review the application for the storage building and shall approve or deny the request and the applicant will be notified within three (3) days from receipt of the application.

Call before you dig #713-223-4567

STORAGE BUILDING EASEMENT AGREEMENT

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

WHEREAS, _____, (hereinafter called "Owner", whether one or more), is the owner of the following described property situated in Deer Park, Harris County, Texas, to wit:

more commonly known as _____, Deer Park, Texas 77536;
(Address)

WHEREAS, the above described property is subject to a dedicated public utility easement; and

WHEREAS, Owner will place a storage building upon or encroaching upon the said easement and has requested the City of Deer Park to give its consent to said encroachment; and

WHEREAS, the City of Deer Park finds that all other persons or firms entitled to use said easement have consented to the encroachment as set out above.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the City of Deer Park hereby consents to the construction and maintenance of a storage building which will encroach upon said easement.

In consideration of the consent hereinabove granted by the City of Deer Park, Texas to Owner, and in consideration of the use of said portion of said easement area Owner obtains hereby, Owner hereby agrees to indemnify and hold harmless the City of Deer Park, Texas from and against any and all claims, actions, causes of action, demands, liabilities, costs, losses, expenses and damages, in contract, strict liability or in tort, injury to any person (including death) or damage to any property arising out of or in any way connected with the construction, use and existence of said structures on said portion of said easement area.

Owner further acknowledges that the City of Deer Park, Texas has the right to construct public facilities such as water and sewer lines within said utility and Owners expressly agree that the City of Deer Park, Texas shall in no way be liable for damage to any structures of Owner which are encroaching upon this easement should the City of Deer Park, Texas decide to utilize the easement to construct public facilities. Furthermore, Owner agrees to remove said storage building upon ten (10) days notice from the City of Deer Park its intent to utilize the easement. If Owner fails to remove said building within this period the City of Deer Park shall remove said and the expenses of moving shall be a lien against the real estate of Owner.

Accepted and Agreed to this _____ day of _____, 20____
CITY OF DEER PARK, TEXAS

(Representative for the City of Deer Park)

Accepted and Agreed To: _____
Owner

Owner