

BUILDING IN THE CITY OF SANTA FE

Frequently Asked Questions

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 to get approval from TxDot before I get a Building Permit from the city?

If your property fronts FM 646, FM 1764 or Hwy. 6, yes, you will need a driveway permit and stormwater drainage permit from TxDot

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

- When is a building permit **NOT** needed?
 - ❖ When the structure is less than 200 Sq. ft. in size (Windstorm Required for 200sf and above)
- What windspeed does a building have to withstand? Based on Risk Categories I through IV

Utility Buildings	Homes and Businesses	Churches and Schools	Hospitals
137 MPH	146 MPH	156 MPH	163 MPH

- What Building Code standards are enforced?
 - ❖ 2018 International Building Codes/ Pools
 - ❖ 2023 National Electrical Code

4. What are the building setbacks for each zone? (in feet)

Zone	Front	Rear	Side (interior)	Side (exterior) (corner lot)	Min. Lot size
AR	25	15	10	15 or 25	10,000 sq. ft.
R-1, MH	25	15	6	15 or 25	7,500 sq. ft.
R-2	25/35	25	Varies	Varies	Varies
R-3	25	25	25	Varies	10,000 sq. ft.
NC	Varies	25	Varies	Varies	10,000 sq. ft.
HC	Varies	Varies	Varies	Varies	10,000 sq. ft.
TR	15	0	10	15	10,000 sq. ft.
LM	35	varies	35	Min. 35	1 acre
AU	25	25	15	Min. 15	10,000 sq. ft.

- 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
- 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 setbacks apply for accessory structures
(For MIL/Guest House = 1,000sf Maximum)
- What is the maximum height allowed for structures?
 - ❖ 35 feet in all zones except HC and LM which is limited by building code
- What is the minimum foundation elevation?
 - ❖ 12 inches above an open ditch street or 18 inches above a curbed street
 - ❖ 8 inches above FM 1764, FM 646 or Hwy. 6

BUILDING IN THE CITY OF SANTA FE

Frequently Asked Questions

Do I need a building permit for?

❖ New house	Yes
❖ Garage	Yes
❖ Portable shed	Yes
❖ Carport	Yes
❖ Barn	Yes
❖ Any size additions to existing buildings	Yes
❖ 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 must 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, Certificate of Occupancy 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 Homeowners 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 homeowners 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.

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.