

Residential Accessory Structure User Guide

An accessory structure is a structure that is on the same parcel of property as a principal structure and, the use of which, is incidental to the use of the principal structure.

General Standards

Permitted Accessory Structures:

- ▶ Accessory apartment in accordance with Section 9-1255 (m) 1. Accessory Apartment
- ▶ Carport or garage (detached, constructed or prefabricated)
- ▶ Decks (detached)
- ▶ Gazebo or pergola
- ▶ Swimming pool, in-ground or above-ground, or hot tub
- ▶ Shed, including tool shed, utility shed, storage building, workshop and/or greenhouse
- ▶ Other structure with any wall with a dimension of 12 feet or greater

Is a Permit Required?

- ▶ A building permit is required, as provided by the North Carolina State Building Code, for all accessory structures, regardless of size, to verify proper anchoring to the ground, as well as to verify zoning compliance. The Town's Inspections Department facilitates this permitting process. Phone: (919) 552-1433

How Many Can I Have?

- ▶ A maximum of three (3) accessory uses on a zoning lot are permitted inside the corporate limits of the Town on lots of 0.3 acres or larger. On lots that are less than 0.3 acres, or on lots zoned Residential Mixed-Use (RMU), the number of accessory structures is limited to two (2) per zoning lot.
- ▶ There is no maximum number of accessory uses permitted per lot in the ETJ.

What is the Maximum Square Footage Allowed?

- ▶ On lots less than one (1) acre, the total aggregate square footage of all accessory structures shall not exceed ten percent (10%) of the total lot.
- ▶ On lots one (1) acre or greater, the total aggregate square footage of all accessory structures shall not exceed five percent (5%) of the total lot.
- ▶ Accessory Buildings in the Residential Mixed-Use (RMU) zoning district shall not exceed 500 square feet.

What are the Setbacks for Accessory Structures?

- ▶ Most accessory structures have a minimum eight (8)-foot setback, but for specifics of your proposed accessory structure, please refer to Section 9-1302 a.- d. of the LDO.

What are the Prohibited Uses?

- ▶ In the corporate limits, an accessory structure shall not be used for commercial or home occupation purposes; neither shall they be rented, leased or sold separately from the principal structure.

This document is not intended to supersede the Land Development Ordinance (LDO). For a full list of accessory use regulations, please refer to Section 9-1255, p. (1) Accessory Use, G. Accessory Use, Residential of the Town's LDO.