

Detached Residential Buildings

Permit

- Accessory buildings or structures no larger than 12' do not require a permit (ex. small shed, playhouse, tree-house). Structures that measure more than 12' in any direction require a permit. This measurement is taken at the exterior wall of the structure.

Location

- Accessory buildings or structures may be no closer than 5' to the rear or side property lines, and may not encroach into the roadway front or roadway corner setbacks.
- Accessory buildings may not be located in a public sewer or utility easement, and must remain 5' from a buffer.

Size

- Total square footage of all floor areas of all accessory buildings cannot be greater than 33% of the total heated floor area of the main dwelling. For lots sized less than 40,000 SF. (.918 acre). Larger lots have different requirements see LDO 5.3.2.
- An accessory structure that is used as a dwelling units (contain: bedroom, bathroom, kitchen with a stove, and a separate entrance) cannot exceed 33% of the heated floor area of the main dwelling or 800 square feet, whichever is less. An accessory dwelling unit requires an *accessory use permit* from the Planning Department. For information contact Dan Matthys, 919-380-2774.

Definition

- Examples: detached garage, shed, workshop, etc.
- To be considered detached the structure must be more than 5' from the main dwelling.
- Structures 5' or closer to the main dwelling, or that are attached with a permanent roof structure; are considered attached, and must follow the setback requirements for the main dwelling.