

§ 15.02.061 PRINCIPAL AND ACCESSORY BUILDINGS.

(C) *Accessory building.* Except for detached garages and detached carports which may be located in a side yard, accessory buildings may be located only in a rear yard. The square footage (SF) of accessory structures located on a lot shall not exceed the following maximum square footage:

Lot Size*	One Accessory Building	Total Combined SF of All Accessory Buildings
Less than 1 acre	800 square feet	1,000 square feet – maximum of two (2) structures
1 to 3 acres	1,200 square feet	1,800 square feet – maximum of three (3) structures
More than 3 acres	2,400 square feet	4,800 square feet – maximum of four (4) structures
*For properties in PDR-MF and PDR-SF only one (1) accessory building is allowed and it shall not exceed 400 square feet.		

Provided, however, all accessory buildings shall conform to the applicable requirements of § 15.02.047 for the district in which located and no accessory building shall be located closer than 10 feet to the main building located on the same lot or closer than 10 feet to any other building located on the same lot. Any patio, deck, porch, stairs, and/or ramps, roofed or unroofed (attached or immediately proximate thereto), shall be considered a part of a building in the determination of yard setback and of distance between the accessory building and all other buildings located on the same lot. All accessory buildings must be constructed and anchored in accordance with currently applicable North Carolina Residential Codes and FEMA Flood Damage Prevention Ordinances.

Setback Requirements:

Minimum Side Yard – 5 feet

Minimum Rear Yard – 10 feet

Maximum Height – The lesser of 18 feet or one (1) story