



PLANNING DEPARTMENT

900 Seventh Avenue
Garner, NC 27529
919.773.4449
www.garnernc.gov

- ACCESSORY STRUCTURE- ZONING COMPLIANCE PERMIT

Note: Application must be complete and Application fee must be paid at time of submittal . See Fee Schedule for Application fee.

OFFICE USE ONLY		
Application Number: _____	Date: _____	Receipt: _____

REQUIREMENTS:

An approved Zoning Compliance Permit is required prior to construction of certain residential accessory buildings. Residential accessory buildings, of up to 144 square feet in size and having no dimension larger than 12 feet, are not covered by North Carolina Building Code and do not require building permits. However, Section 6.12.3 of the Unified Development Ordinance (UDO) places restrictions on height, size and location of accessory buildings. This permit insures compliance with the following:

1. The maximum height of an accessory building other than a garage shall be 20 feet.
2. The minimum setback from a side lot line is ten (10) feet;
3. The minimum setback from a rear lot line is five (5) feet;
4. If an easement or buffer exists along such a lot line, the minimum setback will be the same as the easement or buffer line if it is greater than the applicable minimum stated above;
5. The floor area shall not exceed one-half the are of the principal building served, except in the R40 district

Property Address/ Location: _____

Zoning: _____ Wake County PIN(s): _____

Please note any easements and/or buffers on the property and their type and size:

Type:	Size:	Setbacks:
Storage Shed: _____	Length: _____	Side: _____
Workshop: _____	Width: _____	Rear: _____

Other (please describe type and use): _____

Number of existing accessory buildings: _____ Total area of existing accessory buildings: _____

Area (square feet) of proposed building: _____ Area (square feet) of residence: _____

Please note that if any wiring or plumbing is proposed; or if the area of the building exceeds 144 square feet or 12 feet in any dimension, contact the Inspections Department for applicable permits and fees. This will be a separate application and fee from this permit process.

Applicant: _____ Phone: _____

Address: _____ Email: _____

City, State, Zip: _____ Signature & Date: _____

Property Owner: _____ Phone: _____

Address: _____ Email: _____

City, State, Zip: _____ Signature & Date: _____

APPROVAL:

_____ Zoning Verified	_____ Dimension 12' or less	_____ Less than half of primary structure
_____ PIN Verified	_____ Total area less than 144 square feet	_____ Buffers Verified
_____ Owner Verified	_____ Easements Verified	_____ Floodplain Verified
_____ Setbacks Verified	_____ on subdivision plat if available	

Printed

Signature

Date