

**Sec. 44-607. Accessory structure.**

An accessory structure cannot be permitted unless a principal structure exists on the same zoning lot or a building permit for a principal structure has been issued at the same time the accessory structure permit is issued.

- (a) Residential single-use accessory structure.
  - (1) Accessory structures must not exceed the maximum permitted height for the zoning district in which the property is located.
  - (2) Accessory structures must not be erected in any required front setbacks.
  - (3) Accessory structure must be separated from the principal structure by at least 5 feet of open space.
  - (4) Accessory structures may not be located any closer than 10 feet from any side lot line and 5 feet from any rear lot line with exception of accessory structures on Lakes Hickory, Lookout and Norman or the Catawba River main stem where the rear setback must be a minimum 30 feet, or more when required by the State's Catawba River Basin Riparian Buffer Rules (15A NCAC 2B.0243), as enforced by the NCDENR.
  - (5) Manufactured homes or truck trailers, either with current tags or untagged, may not be used for accessory structures and cannot be converted for storage or other purposes.
  - (6) Fences and walls are regulated only to the extent that they cannot exceed 6 feet in height when located in the front setback. A zoning authorization permit is not required for fences and walls.
- (b) Residential multi-use, multi-story, or habitable space accessory structure.
  - (1) Accessory structures must meet the requirements of Subsections (a)(1), (2) and (3) above.
  - (2) Accessory structures must meet the required setbacks for a principal structure in the underlying zoning district.
- (c) Non-residential accessory structure.
  - (1) Must meet the requirements of Subsections (a)(1), (2) and (3) above.
  - (2) Accessory structures must meet the required setbacks for a principal structure in the underlying zoning district.
  - (3) Storage/shipping containers must also comply with Sec. 44-623.

**(Ord. No. 2008-17, 10/20/08)**