

Note: Application must be complete and Application fee must be paid at time of submittal

TOWN OF GARNER
www.GarnerNC.gov

ZONING COMPLIANCE PERMIT – Accessory Structure

A plot plan or survey must be submitted along with completed application and filing fee.

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

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.

- The maximum height of an accessory building other than a garage shall be 15 feet.
The minimum setback from a side lot line is ten (10) feet;
The minimum setback from a rear lot line is five (5) feet;
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;
The floor area shall not exceed one-half the are of the principal building served, except in the R40 district

Property Location: _____
Zoning: _____ Wake County PIN(s): _____

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

Type: Storage Shed _____ Workshop _____
Size: Length _____ Width _____
Setbacks: Side _____ 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: _____
Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Owner: _____
Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____ Email: _____

SIGNATURES (REQUIRED)

Applicant – Printed _____ Applicant – Signature _____ Date _____
Property Owner – Printed _____ Property Owner - Signature _____ Date _____
(if other than applicant)

OFFICE USE ONLY

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

APPROVED BY:

Printed _____ Signature _____ Date _____