

Accessory Building Application

Office Use - Application 2

Application #: _____

Date _____

Project Address _____

Contact Person _____

City _____ State _____ Zip _____ Phone _____

Dimensions of Building _____ Square Feet _____ Height _____

Setbacks From Property Lines – Front _____ Rear _____ Side _____ Side _____

Note: See setback, size limits and yard standards on page-2.

Public Water: ___ Yes ___ No *If well show well location on site plan.*

Public Sewer: ___ Yes ___ No *If septic, Forsyth County Health Department site plan required.*

Pest Control (If Building Codes Apply, See Note #2 below): ___ Self Applied ___ Contracted

Electrical: ___ Yes ___ No **Heating/Air-conditioning:** ___ Yes ___ No **Plumbing** ___ Yes ___ No

List Licensed Contractors Name and Number

Note: Projects over \$30,000 requires a licensed Contractor. If electrical, mechanical or plumbing is done by a contractor they are required to be licensed. **NC Building Code:** The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20 pounds per sq. ft. times the plan area of the building. Example 10' wide X 16' long X 20 psf = 3,200psf

PLEASE ATTACH

1. **Site Plan that includes:** Lot, Existing Structures, Easements, Proposed Building, and Setbacks.

Note: Staff is available to make a base map for the applicant to draw in their site plan. You may also go to <http://www.co.forsyth.nc.us/tax/geodata.aspx> for available mapping for your property.

Attached: ___ Yes ___ No

2. **Construction Drawings:** Applicable framing, tie down and foundation.

Note:

- A. >400 sq. ft. requires permanent foundation and footers.
- B. < 12' width, length **and** height requires no permits (unless electricity is installed).
- C. Portable, lightweight aluminum, and canvas-type carports <400 sq. ft. and < 12' height requires no permits (unless electricity is installed).
- D. Exemptions from permits are for residential only. All commercial buildings must obtain permits.

Attached: ___ Yes ___ No

FEES:

- Zoning Fee = \$52 (*Projects exempt from Building Codes*)
- ≤575 Sq. Ft.= \$161
- >575 Sq. Ft.= \$319

Signature of Applicant

Date

TOWN STAFF SECTION

Pin# _____

Zoning District _____ Overlay ___ Yes ___ No Special Use Dist. ___ Yes ___ No

Overlay Standards Compliance ___ Yes ___ No ___ NA

Special Use District Compliance ___ Yes ___ No ___ NA

Setbacks Front _____ Rear _____ Side _____ Side _____ Street Side ___ Yes ___ No

Public Water ___ Yes ___ No If no, need well location.

Public Sewer ___ Yes ___ No If septic, Forsyth County Health Department site plan required.

Easements ___ Yes ___ No FEMA ___ Yes ___ No Driveway ___ Yes ___ No Stream Buffer ___ Yes ___ No

Approval: ___ Yes ___ No Initials: _____ Date: _____

Conditions: _____

Setbacks

Interior Lots. An accessory structure seventeen (17) feet or less in height and structurally detached from the principal structure on the zoning lot may be erected on any interior lot in either the required side or rear yards, if no part of said structure is less than seventy-five (75) feet from the front lot line nor less than three (3) feet from a side or rear lot line.

Corner Lot. An accessory structure less than seventeen (17) feet in height and structurally detached from the principal structure on the zoning lot may be erected on a corner lot, provided that:

- Said structure shall be erected in the required side yard not abutting the street, and no part of said structure is less than seventy-five (75) feet from the front line nor less than three (3) feet from a side or rear lot line; or,
- Said structure shall be erected in the required rear yard and shall not project beyond, or nearer to, the street than the front setback line of the district, as extended, of the adjacent lot whose front yard abuts the corner lot in question.

Height. For purposes of this section, the height shall be measured from the average grade of the midpoint of the front wall to the ridge of the roof of the accessory building.

Size

Maximum Area. Accessory structure may not exceed five percent (5%) of the actual size of the zoning lot or the minimum permitted lot size of the zoning district, whichever is smaller. However, an accessory structure up to five hundred seventy-six (576) square feet in area shall be permitted in all districts.

Board of Adjustment. Requests for structures containing greater area than prescribed in above may be considered under the special use permit process through the Board of Adjustment.

Yards

Required Yard. Accessory structures may not occupy more than twenty-five percent (25%) of the area of the required yard.

Accessory Structures Prohibited in Required Yards. An accessory structure any part of which is within three (3) feet of the principal building or which is more than seventeen (17) feet in height shall comply with all the zoning regulations applicable to the principal building.

Older Neighborhoods. Alternative dimensional requirements are available for neighborhoods which were originally platted or developed prior to February 3, 1970 and where at least fifty percent (50%) of the other lots on the block in question are developed. See staff regarding Section 3-8.

Table 3.1
Residential Districts General Dimensional Requirements^{1,2,3}

Zoning District	Minimum Zoning Lot		Minimum Setbacks ^{6,9}					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
			Front (ft)	Rear (ft)	Side				
	Area (sf)	Width (ft)			One Side ⁴ (ft)	Combined (ft)	Street (ft)		
AG ⁷	40,000	150	45	50	20	50	30	--	40
RS-30	30,000	100	35	35	7	20	20	--	40
RS-20	20,000	95	30	30	7	20	20	--	40
RS-12	12,000	75	20	25	7	20	20	--	40
RS-9	9,000	65	20	25	7	20	20	--	40
RS-7	7,000	50	15	20	5	15	20	--	40
RSQ ⁵	5,000/ 11,000	40/60	15	15	5/10	15/20	20	--	40

1. These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Additional dimensional requirements for residential uses in other districts are listed in Tables 3.3 and 3.4.
4. No setback is required for twinhomes; all other uses must be set back a minimum of five (5) feet.
5. Ranges of requirements for RSQ are listed; dimensional requirements are based on use in the district. Please refer to Section 2-1.2(I)(2).
6. Building setbacks shall be measured from either the existing right-of-way, or the proposed right-of-way established by the adopted *Transportation Plan*, whichever is most restrictive.
7. Nonconforming lots in the AG Districts meeting the provisions of Section 5-3.2 of this Ordinance must meet the minimum setback requirements of the RS-20 zoning district.