



# Accessory Structure & Principal Structure Addition Guidelines

*This brochure references the Town of Stallings Development Ordinance. For more information visit [www.stallingsnc.org](http://www.stallingsnc.org)*

## ACCESSORY STRUCTURES

### What is an accessory building?

A detached subordinate building, the use of which is incidental to that of the principal building and located on the same lot.

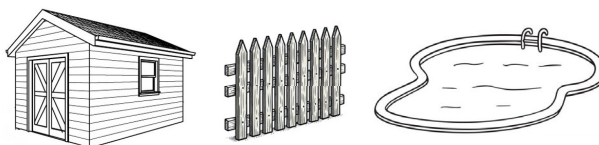
### What is an accessory use?

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

### What is a accessory dwelling unit?

A dwelling that exists either as part of a principal dwelling or as an accessory building that is secondary and incidental to the use of the property as single family residential.

*(Article 3)*



### Examples of Accessory Structures that Require a Permit:

- Sheds
- Walls and fences
- Decks
- Pools
- Gazebos
- Storage Buildings
- Detached Garages



## PRINCIPAL STRUCTURE ADDITIONS

### What is a principal structure?

A structure (or structures) in which the principal use of the lot or property is conducted.

### What is a principal use?

The primary use of any lot or property.

### What is a principal structure addition?

An structure attached to the principal (primary) structure on the lot. Or an expansion of the principal (primary) structure on the lot.

*(Article 3)*



### Examples of Principal Structure Additions that Require a Permit:

- Decks
- Attached Garages
- Porches
- Room/dwelling additions
- Awnings
- Carports



## STRUCTURE GUIDELINES

(a.) All buildings, including gasoline pump canopies, shall utilize a consistent architectural style.

(b.) Differing buildings, business, or activities within the same development may be distinguished by variations.

(c.) Sides and backs of buildings shall be as visually distinguishable as the front through the design of roof lines, architectural detailing, and landscaping features. Non-public and restricted access areas may be exempted from this provision upon review by the *Development Administrator*.

(Article 9.7-4)

### Floodplain Standards

When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, please refer to *Article 18* of the Ordinance.

### Accessory Structures Located in Setbacks

Accessory structures located within an established setback or required side yard can be no closer than five (5') feet of a side or rear lot line.

For more information about structures and limited uses in yards, refer to *Article 2.10* of the Ordinance.



## DETACHED BUILDINGS

Accessory structures, including detached garages, shall be located at least five (5') feet behind the principal (primary) structure.

All detached accessory structures in all districts shall maintain a minimum building separation of four (4') feet, as measured from the overhang.

(Article 2.12)

### Setback Requirements

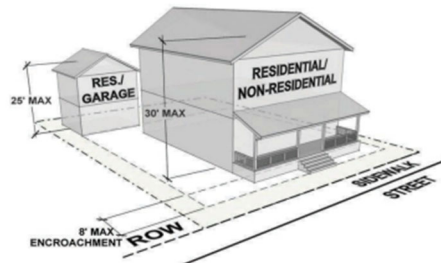
If the accessory structure exceeds the height of the principal (primary) structure, it must meet the minimum side yard setback and be at least fifteen (15') feet from the rear lot line.

(Article 2.13-1)

### Height Requirements

Accessory buildings height is limited to twenty-five (25') feet. Building heights shall be measured as the vertical distance from the mean elevation of the finished grade to a point representing the midpoint of the peak and eave heights.

(Article 9.2-3)



When in doubt, check the Town's Ordinance at...  
[www.stallingsnc.org](http://www.stallingsnc.org)



## ATTACHED BUILDINGS

### Attached Garages Not Accessed by an Alleyway

(A.) An attached garage must be physically connected to the principal structure by either an enclosed passage or a covered breezeway, both with a minimum width of six feet attached to the principal structure.

(B.) An attached garage may only be constructed on a lot where a principal structure already exists. Attached garages are permitted only in the rear or side yard, must comply with all applicable setback requirements, and shall not exceed 50% of the ground floor area of the principal structure.

(D.) The Minor Site Development Review process is required for residential development projects for Attached garages. All attached garages must comply with the North Carolina Residential Code and obtain the necessary zoning and building permits before construction

The design, materials, and appearance of the attached garage and roof must be in harmony with the principal structure and compatible with the surrounding neighborhood in terms of design, materials, and appearance.

(Article 2.10-11)

### Permit Types

- Principal Structure Upfit
- Principal Structure Addition
- New Accessory Structure
- Accessory Structure Addition
- Accessory Structure Upfit

