



City of Lincolnton Residential Accessory Structure Application

Applications, plat and/or drawings may be returned by fax, mail, email or in person to:

City of Lincolnton Planning Department
114 West Sycamore Street (PO BOX 617)
Lincolnton, NC 28093

Email: MCarpenter@lincolntonnc.org Phone: 704.736.8930

Office Hours: Monday-Friday – 8:30 a.m. to 5 p.m.

Permit Fee: \$30.00. Payable by cash, check or credit/debit card. Checks should be made payable to the City of Lincolnton.

Name of Applicant: _____

Address Where Accessory Structure will be constructed: _____

Parcel ID # (if known): _____

Phone: _____ Email: _____

- ▶ **THE ACCESSORY STRUCTURE MAY NOT BE LOCATED WITHIN THE FRONT YARD EXCEPT FOR WATER WELLS AND GARAGES USED PRIMARILY TO HOUSE AUTOMOBILES.**
- ▶ **GARAGES DESIGNED TO ACCOMMODATE UP TO THREE AUTOMOBILES MAY BE LOCATED IN THE FRONT YARD OTHER THAN IN THE REQUIRED SETBACK.**
- ▶ **ACCESSORY STRUCTURES ARE ALLOWED IN ANY SIDE OR REAR YARD PROVIDED THEY OBSERVE A SETBACK OF 10 FEET FROM THE PROPERTY LINE. HOWEVER, AN ADDITIONAL 10 FEET MUST BE PROVIDED ON ALL SIDE YARDS WHICH ABUT A PUBLIC STREET.**
- ▶ **NO ACCESSORY STRUCTURE IS PERMITTED THAT INVOLVES ANY CONSTRUCTION FEATURES WHICH ARE NOT PRIMARILY RESIDENTIAL IN NATURE OR CHARACTER.**
- ▶ **THE AGGREGATE AREA OF ALL ACCESSORY STRUCTURES EXCLUDING BARNs, FARM RELATED STRUCTURES AND SATELLITE DISH ANTENNAS MAY NOT EXCEED ½ THE HEATED GROUND FLOOR AREA OF THE PRINCIPAL BUILDING AND CAN'T EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING. HOWEVER, ALL LOTS ARE ALLOWED TO HAVE AN ACCESSORY GARAGE OF NO GREATER THAN 500 SQUARE FEET PROVIDED THAT THE GARAGE MEETS ALL REQUIRED SETBACKS AND IS DESIGNED PRIMARILY TO HOUSE AUTOMOBILES.**
- ▶ **ON ANY LOT CONTAINING A PRINCIPAL RESIDENTIAL USE, THE AGGREGATE AREA OF ALL ACCESSORY STRUCTURES (EXCLUDING BARNs, FARM-RELATED STRUCTURES AND SATELLITE DISH ANTENNAS) SHALL NOT COVER MORE THAN 30% OF THE REQUIRED REAR YARD NOR EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING. ALL LOTS, HOWEVER, SHALL BE ALLOWED TO HAVE AN ACCESSORY GARAGE OF NO GREATER THAN 500 SQUARE FEET PROVIDED THAT THE GARAGE.**

Structure Dimensions: Width _____ x Length _____ x Height _____

Note: All accessory Structures inside the City limits require a zoning permit. If the dimensions of the accessory structure are 12 feet or greater in width or length a building permit is required from Lincoln County Building and Inspections. Also, a zoning permit or other approval from the City is necessary if Lincoln County requires a building permit for the work being done. Before you begin, contact the Lincoln County Building and Inspections Department at 704-736-8440 to find out if a permit will be required for the work being done. All setback requirements must still be met regardless of whether any permits are required.

By signing below you acknowledge your understanding and agree to abide by the above restrictions. Failure to comply could result in a revocation of the permit.

Applicant Signature

(For Office Use Only)

PID# _____

Floodway Yes _____ No _____

Permit# _____