

Contact Information

City of Lincolnton Planning and
Zoning Department

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A GUIDE TO GARAGES AND OTHER ACCESSORY STRUCTURES

City of Lincolnton
North Carolina



**Planning and Zoning
Department**

The City of Lincolnton Unified Development Ordinance is available online at www.ci.lincolnton.nc.us (click on *Departments*, then *Planning*, then *Chapter 153: Unified Development Ordinance*.) You can find Accessory Structures in the General Requirement Section 153.057 of the Unified Development Ordinance.

WHAT IS AN ACCESSORY STRUCTURE?

An accessory structure is a structure detached from the principal structure on the same lot and incidental and subordinate to the principal structure.

Garages may be constructed either as attached to a house or they may be detached. Attached garages are considered part of the house. Detached garages are considered an accessory structure and must comply with the requirements for those structures.

WHERE CAN I PLACE MY ACCESSORY STRUCTURE?

Accessory structures are permitted in the City of Lincolnton and the City's Extra Territorial Jurisdiction (ETJ) subject to the following regulations:

In Residential Districts:

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.

In Residential Districts, continued:

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.

In NB, CB, CBT, GB, PB and GMC Districts:

No portion of the accessory structure may be located within any front or side setback except for water wells.

Accessory structures are allowed within the rear yard provided they observe a setback of 10 feet from the rear or side yard line or a 20 foot setback in the case of any rear or side yard line which abuts a residential zoning district.

OTHER CONSIDERATIONS PRIOR TO INSTALLATION OF YOUR ACCESSORY STRUCTURE:

On any lot containing a principal residential use, no accessory structure is permitted that involves any construction features which are not primarily residential in nature or **character with** the exception of structures erected for agricultural purposes in the R-25 district.

On any lot containing a principal residential use, 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.

WILL I NEED A PERMIT?

A zoning permit is required from the City of Lincolnton Planning Department on all accessory structures. Also, residents must verify if a building permit is required from Lincoln County Building and Inspections. 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. Building and zoning codes are subject to change so please verify by contacting our office at 704-736-8930.