

# ZTA22-02 Accessory Structures

Zoning Text Amendments to the Unified Development Ordinance (UDO)

**Applicant:** Gaston County Planning Board

**Proposed Text Change:** Chapter 9 (General Provisions): Section 9.9



# Background

- Goal: Simplify the staff review process for permitting Accessory Structures
- Remove formula for calculations and use one factor: whether the subject lot is less than or greater than two acres.

# Proposed Amendments

	<b>Lots less than 2 acres in size</b>	<b>Lots greater than 2 acres in size</b>
<b>Number of Structures allowed on lot</b>	2 in addition to a detached garage OR carport	3 in addition to a detached garage OR carport
<b>Total square footage of all accessory structures on site</b>	Less than or equal to 3% of the lot acreage	Less than or equal to 4% of the lot acreage

# Proposed Amendments

<b>Maximum square footage allowed for each individual accessory structure</b>	<b>Shall not exceed 50% of the building footprint of the primary residential structure</b>	
<b>Height of each accessory structure</b>	Max height of 20' for each structure	Max height of 45' for each structure
<b>Location of garage/carport</b>	May not be located in the front yard	May be located in the front yard as long as structure is set back 30' from the road right-of-way