



Town of Zebulon

Planning Department

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Accessory Structures

Accessory structures are permitted within the municipal limits of the Town of Zebulon, so long as the proper permits are attained. It is the Town of Zebulon's goal to make sure every resident can make maximal use of their property while maintaining some basic aesthetic and safety standards. When applying for a permit for an accessory structure, please keep the following in mind:

- Required setbacks for accessory structures
 - Minimum three (3) feet from side property line
 - Minimum three (3) feet from rear property line
 - Minimum five (5) feet from principle structure
 - Minimum five (5) feet from other accessory structures
 - Accessory structures are not permitted in front yards

- Sizing requirements for accessory structures
 - The total square footage of all accessory structures on a parcel cannot exceed 35% of the total square footage of the principle structure on the parcel. For example, a two thousand (2,000) square foot house would be allotted 700 square footage of accessory structure.

- Permitting requirements for accessory structures
 - Zoning permit – required for all accessory structures
 - Documentation required
 - Zoning Permit Application - \$65.00
 - Two copies of site plan
 - Building permit – required for all accessory structures with a wall longer than 12 feet or a total cost more than \$5,000.00. All structures on a commercial lot require a building permit.
 - Documentation required
 - Building Permit Application Contingent on size or cost of project – (\$120-\$300 on average)
 - Zoning permit Application -\$65.00
 - Two copies of building plans for residential accessory structures, and three copies of building plans for commercial accessory structures
 - Two copies of site plan

Sample Site Plan

