

What is Your Zoning District?

Contact our office to check your zoning district. You can also find this information yourself by going to Haywood County GIS website:

<https://haywoodcountync.gov/204/Maps>

Click on the address tab above the search field. Enter your address. After the results appear, go to Layers tab. Turn on the Zoning layer by clicking the box beside it. Your zoning district is colorcoded and named.

Our Zoning Ordinance

Town of Waynesville Code of Ordinances, Appendix A- **Land Development Standards:**

<https://www.waynesvillenc.gov/code-ordinances>



The Development Services Department provides services related to land use and community planning. This includes administration of zoning, building inspections, code compliance, minimum housing, subdivision, floodplain administration, sedimentation and erosion control regulations, and permits.

Contact Us:

Development Services Department

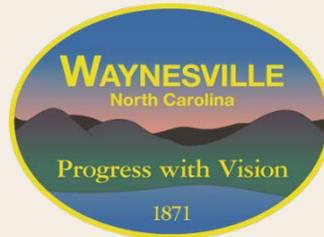
9 South Main Street, Suite 110

Waynesville, NC 28786

T: (828) 456-8647

F: (828) 452-1492

www.waynesvillenc.gov



Informational Brochure

Accessory Structure

Development Services Department

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What is an Accessory Structure?

Accessory structure is a detached subordinate structure the use of which is clearly incidental to the principal building on the same lot. Common accessory structures include utility sheds, detached garages, storage buildings, gazebos, workshops, tree houses, barns, barbeque pits, detached chimneys, pools, and other similar structures.

Accessory structure is not intended for living purposes, unless it is approved as an accessory dwelling unit (ADU). Please see Accessory Dwelling Brochure for more details.

Is a Building Permit Required?

Whether a building permit is required for your accessory structure will depend on its size, type of foundation, and whether there will be any electrical or plumbing added. Please contact our inspectors directly:

Tom Maguire: (828) 476-7108
David Kelley: (828) 456-8647

If a building permit is required, fill out a [Residential Building Permit Application](#) available in our office or Town website:

<https://www.waynesvillenc.gov/departments/development-services/applications-and-forms>

Make sure to fill out Affidavit as to Status of Licensure and Affidavit of Workers Compensation Coverage. If applicable, fill out Lien Agent Information form. These forms are provided with your application. Sign these forms only in the presence of a notary provided free of charge in our office.

Location, Setbacks, Size, Maximum Number, and Height

Standards	Single-Family/Two-Family Lots Less Than 0.5 Acre	Single-Family/Two-Family Lots 0.5 Acre – 1 Acre	Single-Family/Two-Family Lots Greater Than 1 Acre – 3 Acres	Single-Family/Two-Family Lots Greater Than 3 Acres – 5 Acres	Single-Family/Two-Family Lots Greater than 5 Acres	All Other Lots (Commercial Lots)
Permitted Location	Side or Rear Yard Only	Side or Rear Yard Only	Side or Rear Yard Only	Permitted in All Yards	Permitted in All Yards	Permitted in All Yards
Height	Not Greater Than Principal Structure	Not Greater Than Principal Structure	Subject to District Height Standards	Subject to District Height Standards	Subject to District Height Standards	Subject to District Height Standards
Maximum Number Permitted	2 accessory structures, 1 of which can be an ADU.	3 accessory structures, 1 of which can be an ADU.	4 accessory structures, 2 of which can be ADUs.	No maximum, 2 of which can be ADUs.	No maximum, 3 of which can be ADUs. See chapter 15 for other development requirements	No maximum, 3 of which can be ADUs. See chapter 15 for other development requirements
Maximum Area	Footprint for accessory structures, including ADUs, must be less than 10% of lot, or not to exceed 1,500 sf in aggregate, whichever is less.	Footprint for accessory structures, including ADUs, must be less than 10% of lot, or not to exceed 1,800 sf in aggregate, whichever is less.	1,500 square feet per structure, 2,500 square feet in aggregate footprint, excluding ADUs.	3,000 square feet in aggregate footprint, excluding ADUs.	No Maximum	No Maximum

All districts except Neighborhood Center: side setback- 5 ft, rear setback- 5 ft from the property line to the closest part of the structure. Setback between the buildings is 6 ft.

Neighborhood Center District: rear and side setbacks are 0. Setback between the buildings is 6 ft.

Please contact our office to check your zoning district.

Inspections:

If an accessory structure requires a building permit, please call us to schedule an inspection **after the permit has been issued**. Required inspections may include:

- Footings- if required, prior to pouring concrete
- Framing
- Electrical, plumbing, mechanical
- Final

If a permit is required for your accessory structure, include a site plan with your application indicating the location of a proposed structure on the property and setbacks (distance in feet) from the property lines. Please check with our inspectors about other required documents specific to your project.