

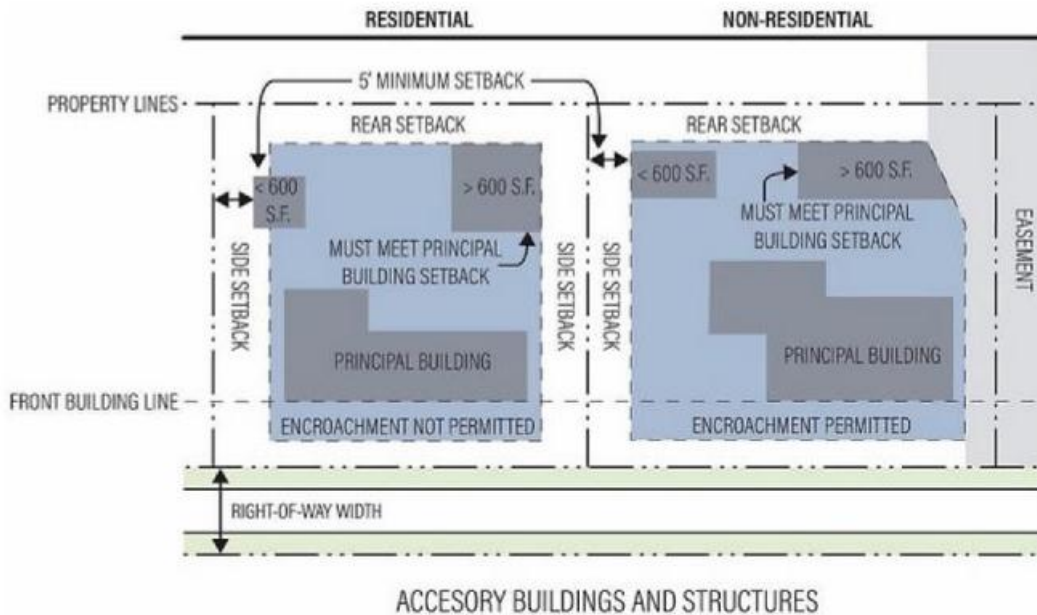
## TA-25-10 Redlines

### § 3.11 ACCESSORY BUILDINGS AND STRUCTURES.

Accessory buildings and structures shall be exempt from setback and yard requirements provided they are located in accordance with the following requirements. (See Appendix Illustration [A-2](#).)

(A) Accessory buildings and structures shall not be erected in any required front or side yard or any required street side setback on a corner lot. **No accessory building or structure shall be constructed prior to the existence of a principal structure. Construction of an accessory structure may be approved in conjunction with approval of construction of the principal use.**

(B) Accessory buildings shall be located ~~in the rear or in the side yard, if the proposed accessory structure is located~~ behind the front building line of the home. **Accessory buildings or structures on corner lots shall be no closer to the street than the side yard setback line on the street side of the lot.** Accessory buildings of 600 sq. ft. or less can be erected five feet from any side or rear property line. Accessory buildings greater than 600 sq. ft. must meet the underlying setback standards of the zoning district in which the property is located. **Accessory buildings or structures must be located at least three feet from other accessory buildings.** Accessory buildings shall not be located within platted or deeded utility or access easements or within five feet of a principal structure. The placement of an accessory building on a property, located within the city limits, first requires the application and issuance of a zoning compliance permit through the City of Mount Holly Planning Department and possibly the application and issuance of a building permit through the Gaston County Building Inspections Department.



(C) Accessory buildings and structures shall not be erected in either front yard of any double frontage lot as set forth in § 3.13 of this chapter.

(D) ~~No accessory building shall exceed the height limitation of the district in which located.~~ **The height of an accessory building or structure shall not exceed the height of the principal structure.**

(E) No mobile home shall be used as an accessory building.

(F) No residential accessory building or structure shall be larger than the principal structure.

(G) (1) The U.S. Postal Office will work with builders and developers to determine the best mode for mail delivery, prior to extending or establishing delivery service.

(2) Evergreen shrubs shall be provided in the vicinity of each cluster mailbox(es) to promote high quality appearance and good design. The number, location and height of such landscape material shall be appropriate to the specific location, based on available planting area, topography and safety considerations, as determined by the Planning Director or designee. The maximum height of any such shrubs located in the public right-of-way or within a sight triangle shall follow § 3.15 of this chapter.

(3) Location of the cluster mailbox(es) shall take into consideration and promote non-motorist access as much as possible, as determined by the Planning Director or designee.

(4) The following table will help guide the number of required off-street parking spaces based on the number of mailboxes:

<b>Number of Mailboxes</b>	<b>Parking Spaces Required</b>
0 - 20	1
21 - 60	2
61 - 80	3
81 - 100	4
101 or more	4, plus 1 per each additional 50 mailboxes or portion thereof above 100

(H) No shipping container shall be used as an accessory building for any residential or commercial property, excluding industrial-zoned property, which includes H-I, Heavy Industrial, L-I, Light Industrial, or CD, Industrial Zoning.

(I) Shipping containers shall be allowed as temporary uses for normal residential and commercial moving operations, **or for renovations**, where a contractor brings a shipping container onsite. ~~for the storage of items to be taken to an offsite location for unloading.~~

**(J) No accessory building or structure shall be greater than fifty (50) percent of the square footage of the principal structure. The size and number of accessory structures shall be limited according to the following table. A pool or accessory dwelling unit shall not be counted towards the maximum size or number of allowed accessory buildings or structures. The regulations in this subsection only apply to accessory buildings or structures on residentially zoned properties.**

<b>Lot Size in Acres</b>	<b># Allowed</b>	<b>Combined Total Square Footage</b>
Under 0.25	2	600
0.25 – 0.5	2	800
0.5-1	3	1200
1-3	3	1800
3-5	4	2400
5+	6	Not regulated (see J. above)

(K) On lots of one (1) acre in area or greater, accessory buildings or structures may be located in the front yard, a minimum of one hundred fifty (150) feet from any edge of the street right-of-way line and thirty (30) feet from any property line.