



**DEPARTMENT OF PLANNING & ZONING
TOWN OF HOLLY SPRINGS**

PO Box 8 / 128 S Main Street Holly Springs, NC 27540
(919) 557-3908 fax: (919) 557-2067
e-mail: hsplanning@hollyspringsnc.us
www.hollyspringsnc.us/dept/planning

Accessory Structures

General Requirements

All residential zoning districts within the Town of Holly Springs planning jurisdiction allow for the placement of an accessory structure such as a shed, detached garage, or car port subject to meeting the requirements of the Town of Holly Springs Unified Development Ordinance. It is the property owner's responsibility to adhere to and understand their neighborhood's restrictive covenants, which may include obtaining additional approvals from the respective HOA board. Swimming pools and hot tubs are considered accessory structures and have additional requirements, please see the *Swimming Pool and Hot Tub* hand out.

Size & Height

The total square foot area of all accessory structures located on your property shall not exceed 50% of the finished floor area of the primary structure. Residential lots are allowed two (2) accessory structures.

The height of the accessory structure cannot exceed 25' or the height of the primary structure, whichever is less.

Location

Accessory structures can be located in any side or rear yard and must meet the accessory structure setbacks for the zoning district in which the property is located.

Easements and Right of Way

Accessory structures or other permanent structures cannot be placed on any Right-of-Way or Utility Easement (water, sanitary sewer, etc.) or Greenway Easement. Be cautious of underground utilities and easements from electric, gas, phone, cable, etc. To determine if you have a Town easement on your property contact the Town's Engineering Department at (919) 557-3938.

Before you begin construction, the Town encourages you to contact your local utility companies to mark the utilities on your property to avoid cutting lines. Or, contact One Call at 1 (800) 632-4949; they provide a free service of contacting all utility companies who will mark the utilities on your property.

Permit Requirements

A permit is required prior to construction or installation of any accessory structure. Use the following guide to determine which Department needs to review your permit:

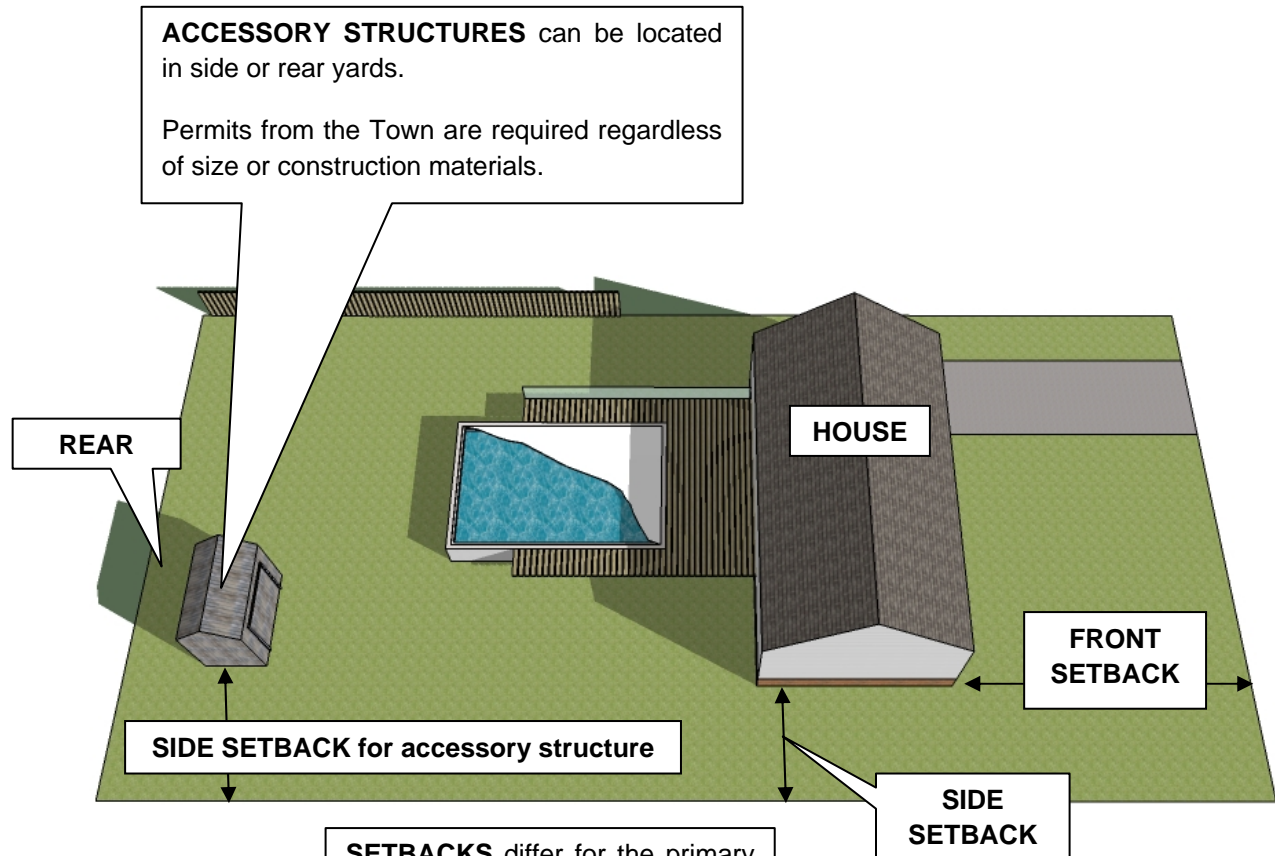
Code Enforcement Department: A permit from the Town's Building Code Enforcement Department is required for any accessory structure that has a wall length greater than twelve (12) feet in any dimension [height, width, length] or has any electric or plumbing work associated with the structure.

Department of Planning & Zoning: Submit for a UDO Permit for Accessory Structures if the accessory structure does not contain wall lengths, heights or width greater than twelve (12) feet. During the review of the UDO Permit, other Town Departments may require additional permits to be obtained. The permit procedure is outlined in the Town's Development Procedure Manual on our webpage:

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SETBACKS differ for the primary structures and the accessory structures and they are specific to the zoning district in which the property is located.

Contact Planning & Zoning for the correct setbacks.

For Additional Information:

Department of Planning & Zoning:	(919) 557-3908
Building Code Enforcement:	(919) 557-3915
Department of Engineering:	(919) 557-3938