



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **UDO Text Amendment to Section 152.196 Notes to the Table of Area, Yard, and Height Requirements**

Board Meeting Date: **August 13, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO – Town Planner**

Overview: A text amendment is proposed to UDO Section 152.196 Notes to the Table of Area, Yard, and Height Requirements, (F) Note 6, to outline when a zoning permit and building permit is needed for new accessory structures.

Note 6 will give new accessory structures specific guidelines added to differentiate when a building permit is required, or a zoning permit is required for any new accessory structure. Per NC Building Code, an accessory structure that is less than 12 feet in any direction does not require a building permit, but still needs to be inspected for proper tie downs due to the wind zone. As of July 1, 2024, the Town's 2024-2025 fee schedule will be implemented, and a Zoning Permit and fee will be separate from a Building Permit. Previously, the Zoning Permit/sign off was combined to be a part of the Building Permit.

Background Attachment(s):

1. Ordinance 2024-O12
2. Comprehensive Plan Consistency Statement

Recommended Action:

1. Hold a public hearing
2. Motion to approve Ordinance 2024-O12 amending Section 152.196 Notes to the Table of Area, Yard, and Height Requirements, (F) Note 6.

Action: _____

