

## How to Obtain a Permit

- You must provide three (3) copies of a site drawing of your property with the location and size of the proposed structure and of all existing structures, including the principal structure ( if you do not have this one may be provided for you at the permit counter); You must provide an exact measurement from your property line to all sides of the proposed structure.
- If you have a septic tank (not connected to city sewer) you must first obtain a verification permit from the Gaston County Environmental Health Office. You may contact them at 704-853-5200 to schedule this inspection and obtain this permit.
- You must complete a building permit application; you will need to have the owner and or contractor (s) listed with appropriate contact information. A property owner may apply for a permit for their own property;
- The permit application must also include the size, construction type (including installation practices), materials to be used, exterior finishes (including door, garage door & window specifications)
- The permit application must also include whether electric, plumbing, HVAC will be included in the structure.
- The cost of the permit is based upon the cost of construction plus a zoning fee;
- Once you obtain your permit you must call for all required inspections before you can occupy the structure for any purpose.

## City of Gastonia, North Carolina

Building permit applications are available online at [www.cityofgastonia.com](http://www.cityofgastonia.com) (navigate to departments, then to Planning, followed by Building Inspections and you will find in the center of the page a list of forms for you to complete.

If you wish to print your own aerial site drawing you may visit Gaston County's Web Site at <http://egov1.co.gaston.nc.us/website/ParcelDataSite/viewer.htm> Here you may search for your parcel information, print and draw, then bring this information, along with your building permit application to receive accelerated service.

If you have any questions please do not hesitate to contact us by calling 704-866-6729.



# BUILDING REGULATIONS FOR RESIDENTIAL DETACHED GARAGES, ACCESSORY STRUCTURES & CARPORTS

Building Support Services,  
PO Box 1748, 150 S. York Street, Gastonia,  
NC 28053  
704-866-6729  
[www.cityofgastonia.com](http://www.cityofgastonia.com)



**Carports**  
Metal or otherwise

In the City of Gastonia you are required to obtain a Zoning Permit for every structure, no matter the size, that will be located on your property.

The North Carolina Building Code requirements state: R-101.2 ... Accessory buildings with any dimension greater than 12 feet must meet the provisions of this code and a building permit must also be obtained prior to placing or constructing the building on site.

If the building is smaller than 12 feet in any dimension only a Zoning Permit will be required.

**ZONING REQUIREMENTS**

- Cannot be located in front yard unless property is more than one (1) acre in size;
- Lots one (1) acre in size or greater, with the structure in the front yard, must be 150 feet from the edge of the street right of way line;
- Structure cannot be within five (5) feet of any side or rear property line, nor can it be within five (5) feet of the principal structure; an additional 10 foot must be added for corner lots;
- You must calculate the square footage of all structures on your property that have 3 sides or more and the new structure cannot exceed a cumulative total of the size requirements listed;
- On lots less than one (1) acre the structure cannot exceed more than 1/2 the heated square foot of the ground floor of the principal structure or eight hundred (800) square foot whichever is greater;



**Garages, barns and other types of accessory structures**

- If the lot is between one (1) and three (3) acres it can be increased to twelve hundred (1,200) square feet cumulative total of all buildings or 1/2 of heated ground floor area of the principal structure;
- Lots less than one (1) acre in size may only have two (2) accessory structures; lots greater than one (1) acre may have up to three (3). This does not include carports or garages;
- Cannot be located in drainage or utility easements; and cannot exceed height of principal structure.
- Exterior finish cannot be of highly reflective metal; if more than five hundred (500) square feet the exterior finish must be of materials similar in nature to the exterior finish of the principle structure.
- **Cannot be used in the commission of a business; commercial enterprise or otherwise non-residential uses.**

**BUILDING REQUIREMENTS**

Accessory buildings may be constructed without a masonry or concrete foundation, provided all of the following conditions are met::

- The building shall not exceed 400 sq. ft. or one story in height;
- The building is supported on a wood foundation of a minimum 2x6 or 3x4 mud sill of approved wood in accordance with Section 323(approved for ground contact): and,
- The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20 psf times the plan area of the building.



**Detached residential Storage or garage**

**Any accessory building that is 12' or greater in any dimension will have to meet the regulations of the North Carolina Residential Code some of which include:**

- Footing designed to meet the NC Building Code; and, either a slab or masonry foundation;
- 1/2 inch anchor bolts must be embedded in seven (7) inches of concrete within twelve (12) inches of the corners and six(6) foot on center throughout the slab or foundation;
- Building must be designed to withstand the ninety (90) mile per hour wind load including all doors, windows & garage doors;
- The building must be constructed of proper lumber and all spans & spacing as well as fastening must be in conformance with the NC Building Code; (will need to know if roof trusses are engineered or stick-built)
- If electricity is to be installed will need to installed according to the National Electric Code. Requirements may vary upon need;
- If plumbing/HVAC is to be installed it must conform with the NC Plumbing & Mechanical Code.
- The building standards mentioned above are for a residential use and are not approved for commercial applications; please contact the Building Services Division if you plan to utilize a pre-constructed building for commercial use, other requirements will apply.