



MECKLENBURG COUNTY  
Charlotte-Mecklenburg  
Building Standards Department

August 20, 1992

FROM: ROBERT L. BRANDON, *RB*  
ZONING ADMINISTRATOR

RE: INTERPRETATION REGARDING ACCESSORY STRUCTURE OR USE

Code Section 2.201(A3) of the Charlotte and Mecklenburg County Zoning Ordinances defines accessory structure or use to be a use or structure that is customarily or typically subordinate to and serves a principal use or structure; is clearly subordinate in area, extent, or purpose to the principal use or structure served; and is located on the same lot as the principal use or structure. In no event shall "accessory use" or "accessory structure" be construed to authorize a principal use or structure not otherwise permitted in the district in which the use is located.

My interpretation is that the sum total of floor area of accessory buildings or structures, on a lot with a principal residential building can not exceed the total area of the foot print of the principal building as measured from the outside of exterior walls excluding patios, decks, unenclosed porches, stoops, and areas enclosed on less than three (3) sides (i.e. carports).

Amended Policy 9/92

832-XX/ptp

Form: B-291 NS 9/4/92