

**Zoning Permits issued by the Town of Weddington are required for all new principal and accessory structures, additions, and certain remodeling projects within the Town's corporate limits. Union County issues building permits and provides all building inspection services.**

### **New Houses:**

Each zoning district has specific building setback requirements. Setback distances are measured from exterior property lines and street rights-of-way. Minimum lot width is measured at front building setback line. (The front building setback may need to be increased to meet the minimum lot width.)

Subdivisions in Weddington are currently zoned as follows:

**R-80:** *Aero Plantation*

**R-60:** *Walden on Providence, Water Oak Colony, Wellington Woods*

**R-40:** All other subdivisions, including *Highgate Phase 1.*

**R-CD:** *Highgate Phases 2+, Gardens on Providence*

Required minimum setbacks, lot widths at front building line and lot sizes (in feet):

**R-80:** 65' Front, 25' Side, 45' Side on Corner Lot, 60' Rear, 150' Lot Width, 80,000 ft.<sup>2</sup> minimum lot size.

**R-60:** 60' Front, 25' Side, 45' Side on Corner Lot, 60' Rear, 125' Lot Width, 60,000 ft.<sup>2</sup> minimum lot size.

**R-40:** 50' Front, 15' Side, 25' Side on Corner Lot, 40' Rear, 120' Lot Width, 40,000 ft.<sup>2</sup> minimum lot size.

**R-CD:** *call Town Zoning Administrator*

*Note: Only one principal structure is allowed per lot.*

**Zoning approval of new houses is a 3-step process:**

1. Zoning Permit-must be issued by the Town of Weddington prior to any construction. A sealed survey of the proposed house location is required. Applicant must take a copy of the approved Zoning Permit to Union County when they go to get their Building Permit.
2. Foundation Permit-must be issued by the Town of Weddington after the building foundation has been surveyed. A sealed survey (from a registered surveyor or engineer) is required.  
*Note: Foundation Permit is not required for houses on lots greater than 10 acres in area, on which the house will be constructed at least 200 feet from all property lines.*
3. Zoning Compliance Certificate-must be issued by the Town of Weddington at completion of construction and prior to issuance of a Certificate of Occupancy by Union County. A sealed final survey is required by the Town.

**DETAILED PERMIT PROCEDURES AND FEES ARE AVAILABLE AT THE TOWN HALL.**

**Additions (includes attached garages, decks and any roofed structures physically connected to the principal structure):**

Setbacks: *see required setbacks for houses*

**Accessory Structures (detached garages, storage buildings, well houses, pools, and other similar structures):**

All accessory structures (except as indicated) must be located to the side or rear of house (i.e., behind front building line of house). Pools must be located in the rear yard. Pools may be located in the side yard if house has minimum 200-ft. front setback and pool will be at least 150 ft. from the side property line.

Setbacks:

- Detached Garages and Roofed Accessory Structures physically connected to House: must meet setback regulations of the house.
- Other Accessory Structures: minimum 15 ft. from side and rear property lines.

Detached Accessory Structures shall not exceed 2/3 of the ground floor area of the principal structure.

### **Temporary and Permanent Signs**

The Town of Weddington has a strict sign ordinance. Please check with Town Hall before erecting any temporary or permanent signs and banners. Directional signs (e.g. real estate signs) are strictly prohibited at all times.

## Frequently Asked Questions

### *What do I need a zoning permit for?*

All new principal and accessory structures; additions to existing structures; interior upfits; and certain remodeling projects.

### *What is a principal structure?*

The primary structure on the lot (e.g., a house on a subdivision lot.)

### *What is an accessory structure?*

Examples include a swimming pool (in-ground and above ground), a detached garage, a storage shed, barns, and similar detached structure that are accessory to the principal structure and located on the same lot.

### *Where can I put a fence?*

Fences do not require a zoning permit. Fences cannot be placed in a street right-of-way. The maximum height of a fence is five (5) feet, except that within the required rear or side yards the maximum height is eight (8) feet. Fences should be placed in a manner so that they can be maintained on-site by the property owner.

### *Are manufactured homes (i.e., mobile homes) allowed in Weddington?*

Yes, they are allowed subject to certain design criteria in all residential (R) zoning districts, except R-CD. Contact the Zoning Administrator for more information.

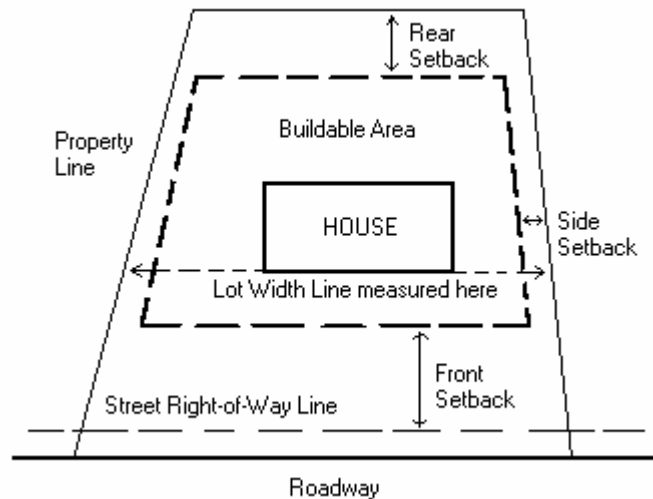
### *Are modular homes allowed?*

Yes, they are treated the same as any other single-family dwelling.

### *Where do I go once I get my Town of Weddington Zoning Permit?*

You are responsible for obtaining all necessary building permits from Union County Building Inspections. You must take your approved zoning permit to the County when you go for your building permits. The County will not issue building permits without an approved zoning permit from the Town. The Union County Building Inspections office is located at 500 North Main St., Suite 28, Monroe. The phone number is (704) 283-3605. There will be a separate fee paid to Union County for obtaining a building permit.

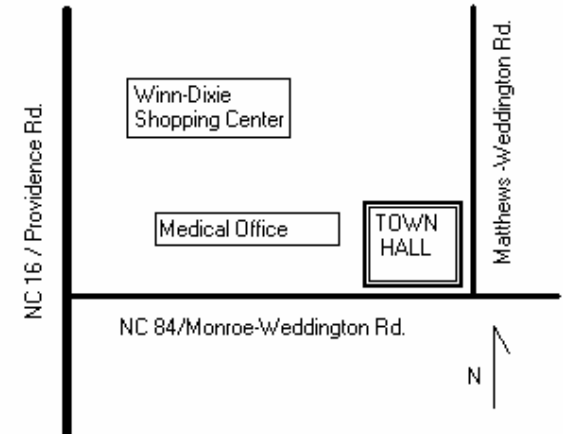
### *Sample Illustration of Building Setbacks and Minimum Lot Width Line at Front Building Setback*



## TOWN OF WEDDINGTON

# Zoning Permit Procedures

for  
Construction of Houses, Additions,  
Garages, Storage Sheds, Decks,  
Pools & other structures,  
and  
Installation of Signs



**Weddington Town Hall**  
1924 Weddington Road  
Weddington, NC 28104  
Ph. 704-846-2709  
Fax 704-844-6372

**Town Hall Hours:**  
Mon., Wed., Fri. 9:00am - 1:00pm