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TOWN MANAGER
Alexis Carter

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

2025-007-O: AN ORDINANCE TO AMEND CHAPTER 17 OF THE CODE OF ORDINANCES OF THE TOWN OF SELMA

WHEREAS, Town of Selma staff has initiated text amendments to Chapter Seventeen of the Town Code of Ordinances to amend Section 17-436 Accessory building setback requirements to allow flexibility for maximum height requirements in industrial districts; and

WHEREAS, On May 27, 2025, the Planning Board reviewed the amendment(s); and made a motion to recommend to Town Council; and

WHEREAS, On July 8, 2025, the Town Council reviewed the formal amendment(s) and unanimously voted to approve all proposals as submitted.

NOW, THEREFORE, BE IT ORDAINED THAT:

Section 1. The Town of Selma Code of Ordinance is hereby amended to read as follows:

Sec. 17-436. Accessory building setback requirements.

- A. Accessory buildings shall be located at least ten (10) feet from any lot line, except for the R-8, TR, CB districts where accessory uses may be located at least five (5) feet from any lot line.
- B. Notwithstanding subsection A., above, when an accessory building is located on a corner lot, the accessory building shall be setback from the side street lot line a distance at least equal to the minimum side yard setback required for the zoning district in which the lot is located. For example, an accessory building located on a corner lot in the R20 zoning district must be setback at least fifteen (15) feet from the side street lot line and ten (10) feet from all other lot lines.
- C. All accessory buildings shall be located to the rear of the principal building.
- D. Except in the MHP zoning district, for lots measuring less than one (1) acre, the combined area of all accessory buildings shall be limited to no more than thirty-three (33) percent of the enclosed finished heated living space or area, including enclosed porches, of the principal building located on the lot. For the purposes of this section, the following structures are excluded from the calculation of heated living space: decks, patios, attached garages, carports, attics, any porches not enclosed and storage rooms that are only entered from the exterior.
- E. In the MHP zoning district, accessory buildings shall be no larger than one hundred (100) square feet.
- F. In calculating the permissible area of an accessory building, all impervious surfaces, built upon area or spaces connected to the accessory building, whether it is enclosed or under roof, shall be included.

G. The maximum height of an accessory building shall not exceed twenty-five (25) feet at any point.

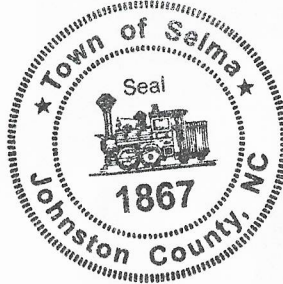
1. Exception: In Industrial Districts the maximum height of an accessory building shall not exceed either the height of the principal structure or 35ft, whichever is greater.

(Ord. No. 2021-64-R, 7-13-21)

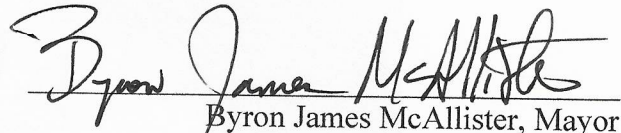
Section 2. The Clerk is hereby authorized to insert such amendments into the official Code of Ordinances of the Town of Selma kept on file in the Office of the Clerk.

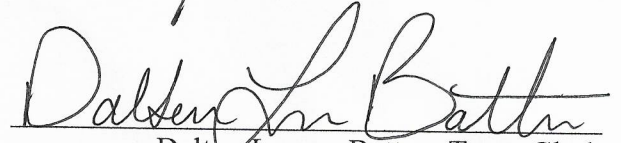
Section 3. This ordinance shall become effective upon adoption.

This is the 8th day of July, 2025.



ATTEST:


Byron James McAllister, Mayor


Dalton Larsen-Batten, Town Clerk