



**CITY OF CHARLOTTE**

**ZONING SUPPLEMENT FOR RESIDENTIAL PERMIT APPLICATION**

(Please Print)

Submittal Number:		Project Number:		
<b>APPLICANT INFORMATION</b>				
Owner's name:		Applicant/ Contractor's Name:		
Applicant/ Contractor's Address:				
Project Street address:		Tax Parcel #:	Zoning:	
City:	State:	Zip Code:	Subdivision Name:	Applicant Phone #: (    )
Type of Work: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Accessory <input type="checkbox"/> Breezeway		Corner/ Thru Lot:	Utility Structures on Property:	
Project Description:				

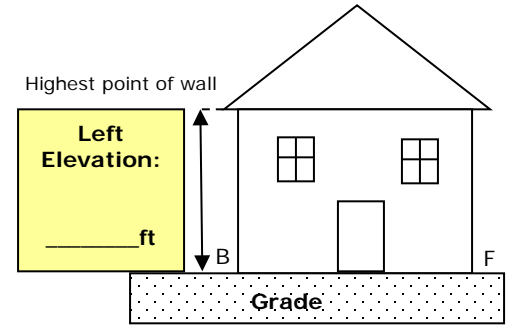
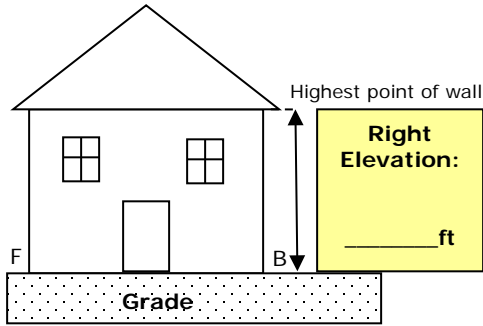
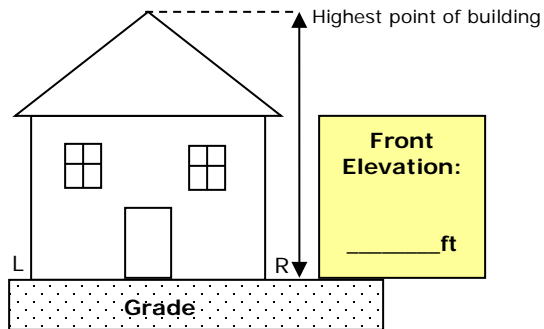
<b>OFFICE USE ONLY</b>				
Front Setback Min.:	Property Line <input type="checkbox"/>	Left Yard Min.:	Right Yard Min.:	Rear Yard Min.:
	Back of Curb <input type="checkbox"/>			
Petition Number:	Historic District:	Tree Save:	Watershed/ SWIM:    Max BUA:	% of Building Coverage:

<b>MAXIMUM HEIGHT FOR RESIDENTIAL USES</b>			
<u>Type of Use</u>	<u>Base Maximum Average Height (feet)</u>	<u>Maximum Average Height at the Front Building Line (feet)</u>	<u>Height Ratio</u>
<b>All Residential Uses</b>	<ul style="list-style-type: none"> <li>• R-3, R-4, R-8MF, R-12MF, UR-1, MX-1, MX-2, and MX-3: 40' - Measured at the required side yard line.</li> <li>• R-5, R-6, and R-8: 35' - Measured at the required side yard line.</li> </ul>	<ul style="list-style-type: none"> <li>• R-3, R-4, R-8MF, R-12MF, UR-1, MX-1, MX-2, and MX-3: 48'</li> <li>• R-5, R-6, and R-8: 40'</li> </ul>	One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.

<b>APPLICANT CERTIFICATION</b>		
<p>THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE CITY OF CHARLOTTE ZONING ORDINANCE, REGULATING THE WORK.</p>		
Applicant Name	Date	Applicant Signature
<p>By issuance of this permit, the City of Charlotte has not determined the location or existence of any drainage, water or sanitary sewer facilities or easements that may exist on the property. These determinations remain the sole responsibility of the property owner. Sources for assistance with property information include, but are not limited to, the Mecklenburg County Register of Deeds, Charlotte Explorer (<a href="https://explore.charlottenc.gov">https://explore.charlottenc.gov</a>), or a professional land surveyor.</p>		

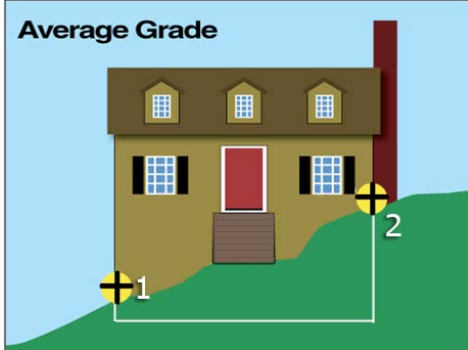
## BUILDING ELEVATIONS FROM GRADE

To determine your building height from grade, submit your measurements in the in the appropriate box's below. Areas in yellow are required information needed to process your permit application.

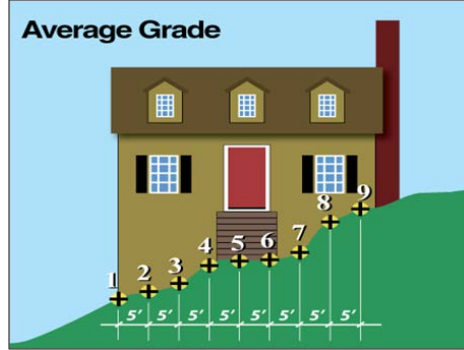


## CALCULATING THE AVERAGE GRADE

As an option to the above requirement, average height from grade calculations can be determined by the two following methods. If utilizing this option, indicate your calculations in the spaces provided.



Adding the lowest and the highest point and dividing by 2



Adding all points, at five-foot intervals, starting at the corner along the base of the building and dividing the total by the number of points.

This measurement is for the:

F – Front

\_\_\_\_\_ ft

L – Left side

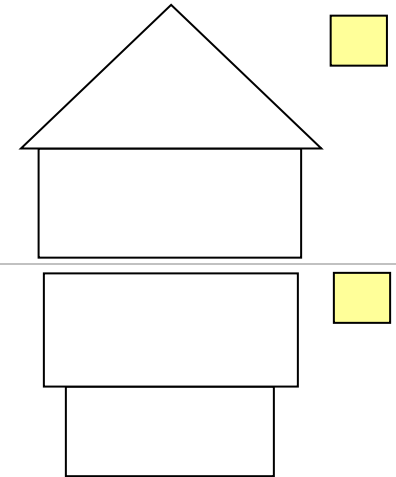
\_\_\_\_\_ ft

R- Right side

\_\_\_\_\_ ft

### ROOF TYPE

Check a box to indicate the roof type.



A diagram of a house with a gabled roof. To the right of the house is a yellow square box. Below the house is a white rectangular box, and to its right is another yellow square box.

**PLOT PLAN FOR PERMIT APPLICATION**  
ONE/TWO FAMILY, MODULAR, MOBILE HOME OR ZONING USE

**Permit #:** \_\_\_\_\_

Street #: \_\_\_\_\_ (N,S,E,W) Street Name \_\_\_\_\_ (AV, RD, etc.) Suite #/Units \_\_\_\_\_

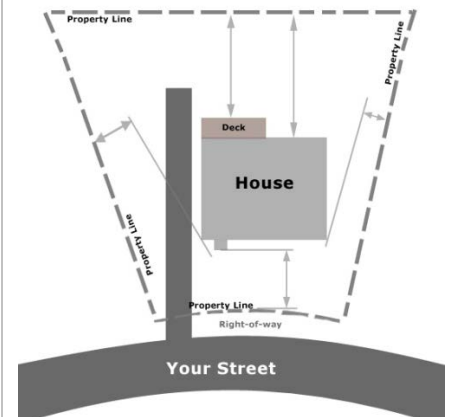
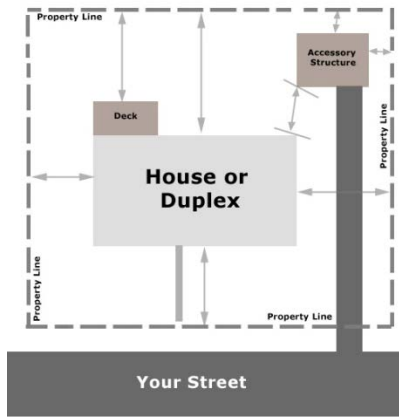
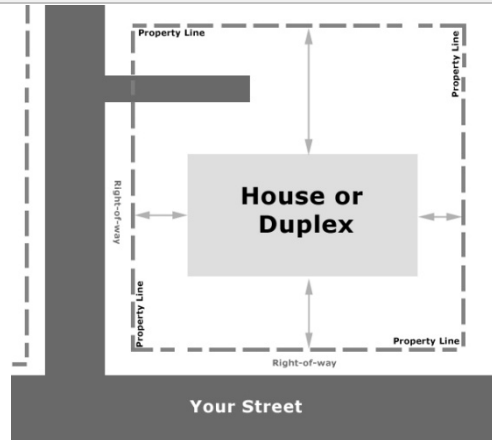
Tax Parcel #: \_\_\_\_\_ Job #: \_\_\_\_\_

**INSTRUCTIONS:**

In the space provided, draw plot plan as neatly and accurately as possible, from survey if available. Separate application and plot plan required for each building.

1. Draw street(s) and right-of-way(s)
2. Draw property lines with dimensions.
3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s) or garage(s), etc...
4. Show distances of buildings from property lines or other structures.
5. Show all major utility towers, when applicable.

**Plot Plan Examples**



ALL EXISTING AND PROPOSED BUILDINGS ON LOT ARE SHOWN WITH MEASUREMENTS INDICATED.

\_\_\_\_\_  
*Applicant's signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*PRINT APPLICANT'S NAME*

Zoning Approved By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

Date: \_\_\_\_\_



# RESIDENTIAL ACCESSORY STRUCTURE OR ACCESSORY DWELLING UNIT (ADU) DECLARATION

(Only required if proposed project is an accessory structure or an ADU – Please Print)

## DEFINITIONS

1. Accessory structure – A structure that is customarily or typically subordinate to and serves a principal structure; is clearly subordinate in area, extent, or purpose to the principal structure served; and is located on the same lot as the principal structure. In no event shall “accessory structure” be construed to authorize a principal structure not otherwise permitted in the district in which the use is located. Examples may include, but are not limited to, detached garages, sheds, swimming pools, tennis courts, docks, and other accessory construction.
2. Dwelling, Accessory Unit (ADU) – A second dwelling unit created on a lot with a single family detached dwelling unit and may either be located within the principal detached dwelling or within a separate accessory structure.
3. Dwelling unit – A room or combination of rooms designed for year-round habitation, containing a bathroom and kitchen facilities, and designed for or used as a permanent residence by at least one family.

## STANDARDS

Accessory structures that ARE NOT accessory dwelling units (ADU) must comply with the requirements of **Section 12.106** of the City of Charlotte Zoning Ordinance.

Accessory structures that ARE accessory dwelling units (ADU) must also comply with the requirements of **Section 12.407** of the Zoning Ordinance – Please see below.

Accessory dwelling, units (ADU) shall be permitted as an accessory to any single family detached dwelling unit in accordance with the following requirements:

1. The ADU shall be clearly subordinate to the principal single family detached structure.
2. No more than one ADU shall be located on a lot.
3. The ADU and the principal dwelling unit shall be owned by the same person.
4. The ADU shall not be served by a driveway separate from that serving the principal dwelling. However, if the ADU is within an accessory structure and located on a corner lot or a lot that abuts an alley, a separate driveway may be provided from the side street or the alley, whichever applies.
5. An ADU located within the principal single family detached structure shall comply with the following additional requirements:
  - a. The ADU shall be limited to 35% of the total floor area of the principal structure. However, in no case shall the ADU exceed 800 heated square feet.
  - b. The ADU shall not be internally accessible from the principal dwelling. **\*\* This condition creates a two-family dwelling that must also comply with the NC Residential Code, including fire separation and fire-rated construction. \*\***
  - c. The pedestrian entrance to the ADU shall be located to the side or rear of the structure.
6. An ADU located within an accessory structure shall comply with the following additional requirements:
  - a. The ADU shall have a floor area no greater than 50% of the principal structure and under no circumstances cover more than 30% of the established rear yard. However, in no case shall the ADU exceed 800 heated square feet.
  - b. The structure shall be no taller than the principal dwelling.
  - c. The ADU shall be located in the rear yard and not be any closer than 15 feet to a rear property line or along any side property line within the required side yard dimension. If the ADU is located within a garage structure and the parcel abuts an alley, the structure may be located up to 5 feet from the rear property line if the garage is accessed from the alley.
  - d. Roof and exterior wall materials and finishes of the ADU shall be similar in composition and appearance to that of the principal dwelling on the lot. However, this requirement does not apply to additions or exterior modifications to an existing accessory structure for the purposes of creating an ADU.

## DECLARATION – PLEASE CHECK A BOX

This proposed project is an accessory structure which **is**  / **is not**  an accessory dwelling unit (ADU) as defined above. I understand failure to properly permit this project may result in a Notice of Violation and/or other enforcement actions as necessary to achieve compliance with all applicable codes and ordinances.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant's Name