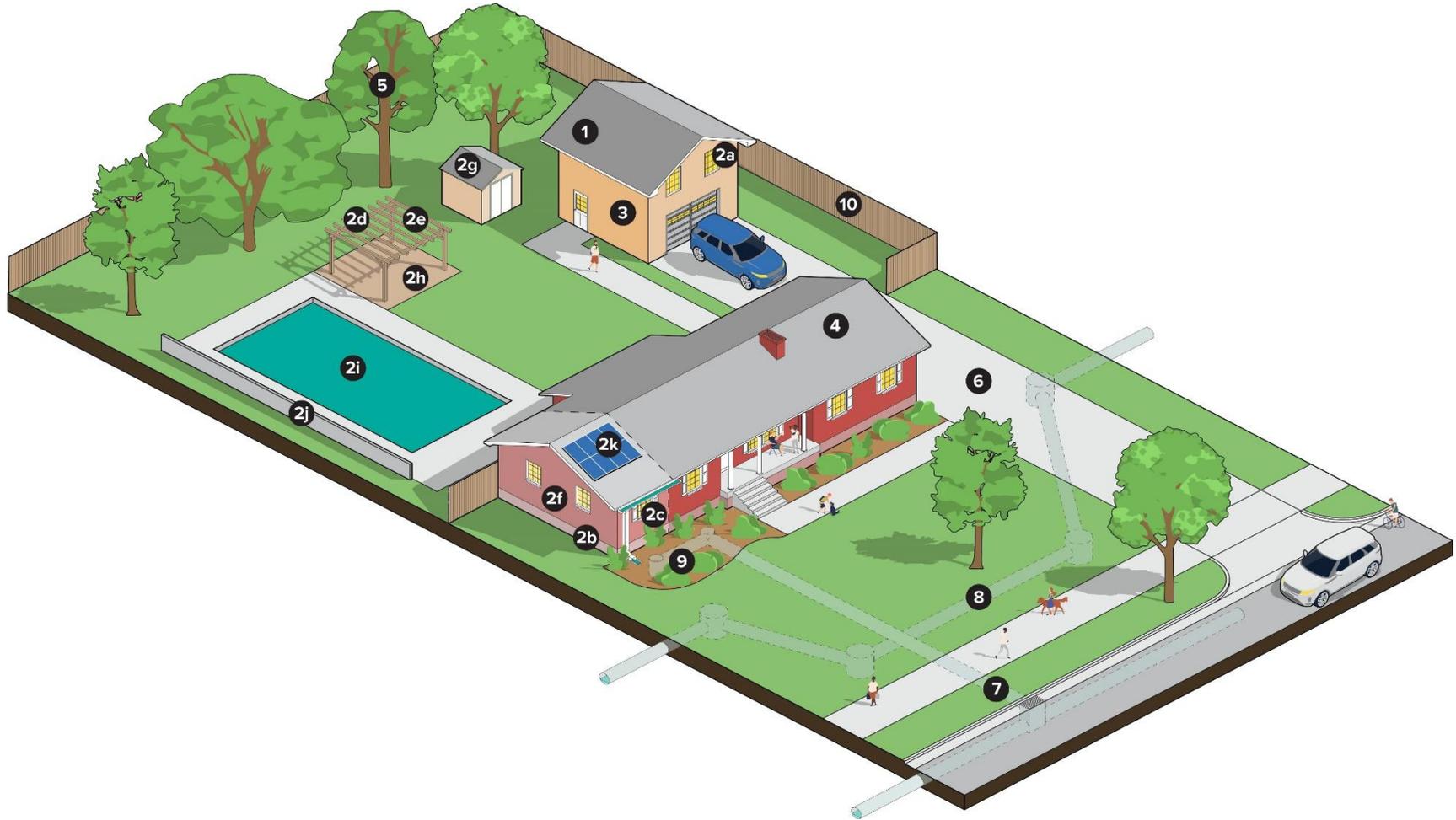


City of Charlotte Residential Permit Guidelines



The above graphic illustrates some common individual residential lot projects that require approval from the City of Charlotte. Projects like these typically require a building permit(s) application at Mecklenburg County (www.meckpermit.com). The applicant is responsible for contacting Mecklenburg County for building permit submittal requirements. Within the Mecklenburg County permit system, Charlotte Urban Forestry, Charlotte Stormwater and Charlotte Zoning have holds in place that prevent permit issuance. A separate application is required for a land development **Individual Residential Lot (LDIRL)** project in the City of Charlotte's Accela Permit system (<https://aca-prod.accela.com/CHARLOTTE/>) for review and approval. When the LDIRL application filed at the City of Charlotte is approved, the City agencies release their permit holds from the building permit application in the Mecklenburg County system. If your proposed project includes any of the following listed items, you will need to apply to the City of Charlotte for an **Individual Residential Lot** review:

1. **Accessory Structure:** A structure located on the same lot as the principal building that is incidental and subordinate to the function of the principal building.
2. **Additions and Expansions:** Additions and expansions to existing principal dwellings or accessory structures. Includes but not limited to:
 - a. Additional story
 - b. Expansion of building footprint
 - c. Conversion of existing unheated to heated Square Footage (SF)
 - d. Additions not enclosed by walls or windows such as open porches, screened porches, decks, pergolas, breezeway, gazebo.
 - e. Covered roof over existing patio or deck.
 - f. Enclosed additions
 - g. Storage shed.
 - h. Detached Structure (i.e. gazebo, pergolas, pool house, car port, cabana, garage, deck)
 - i. Swimming Pools
 - j. Retaining wall more than 5 feet tall
 - k. Solar panels

3. **Dwelling - Accessory Unit (ADU):** An additional dwelling unit associated with and incidental to a principal dwelling. An accessory dwelling unit (ADU) shall include separate cooking and sanitary facilities and is a complete, separate dwelling unit. The ADU may be within or attached to the principal dwelling unit or within a detached accessory structure, such as a garage. ADUs are not permitted in recreational vehicles, travel trailers, campers, or any other type of motor vehicle.
 - a. ADU
 - b. ADU and Garage
4. **Dwelling Unit:** A single unit including Single Family Residence, Duplex, Triplex, Quadraplex, and Manufactured Housing Units/Mobile Homes
5. **Trees:**
 - a. Heritage Tree Removal: A heritage tree is defined as any tree native to North Carolina per the USDA Department of Agriculture Natural Resource Conservation Service Plants Database whose DBH (diameter at breast Database height) is 30" or more. Oak, Beech, Pine, Cedar, Maple, Sweetgum and Tulip poplar are all examples of heritage trees.
 - b. Removal of trees in the City's Right of Way (ROW)
 - c. Removal of trees planted for compliance with the City's Tree Ordinance
 - d. Removal of trees in a tree save area.
 - e. Construction or construction activity that is within 30' of a heritage tree will need to be reviewed
6. **Driveway:** paved area leading from a public road to a house or other building onto which you can drive and park your vehicle.

Please Note: Temporary Construction Trailers and Tents require a zoning use permit. <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Zoning/Permitting>

Stormwater

7. Installation, modification, creation, or connection to the existing City storm drainage system
8. Installation, modification, or re-routing of existing storm drainage systems on the lot
9. Installation of Stormwater Control Measures (SCMs, such as Bioretention, shown) - for Storm Water Regulations compliance
10. Fence and walls: permit not needed. Refer to UDO Article 17D.