



CHARLOTTE

Zoning Interpretation

Single Family Use Only

Uses and structures prohibited and allowed in required setbacks and yards.

Certain portions of the required rear yard on a lot used for a single family detached dwelling may be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions and as illustrated in Figure 12.106:

- a. No more than 20% of the area of the required rear yard may be used to accommodate extensions of the principal structure for attached garages, porches, decks, greenhouses, covered patios, or utility rooms;
- b. No such extension may encroach into the rear yard more than 25% of the depth of the required rear yard; and
- c. No such extension may be more than 50% of the width of the dwelling at the rear building line.

These extensions must observe the same side yard or building separation as that required for the principal structure. If any portion of the required rear yard is used to accommodate an extension of the principal structure as allowed by this Section, no more than 15% of the remaining required rear yard may be occupied by any detached accessory structure.

ISSUE

Can Code Section 12.106(3) be applied to conditional plans?

POLICY

A single-family use in a CD or PUD district may use the provisions of 12.106 (3) unless the use of such provision is prohibited by the CD or PUD approval.

This interpretation is for single-family uses only.

Date Agreed: February 14, 2006

Approved By: Rodger Lentz

Code Sections: 12.106 (3)

SUPERSEDES :