



MECKLENBURG COUNTY

Charlotte-Mecklenburg
Building Standards Department

February 8, 1994

TO: TO WHOM IT MAY CONCERN
FROM: Robert L. Brandon, Zoning Administrator
SUBJECT: Temporary Building and Storage of Materials
(Construction Trailers) (Construction Office)

The Zoning Ordinance, under various zoning district classifications, lists the provisions for construction trailers, used in conjunction with construction on a lot. The provisions anticipate the use to be of a temporary nature, requiring removal after construction is completed on the lot. Construction trailers, as well as other uses, are currently interpreted as being required to meet the development standards for the particular district.

With the trend of development, and the reduction of lot size from previous requirements of the Ordinance, the requiring of development standards on the lot being developed, or adjacent lot, I have determined that it would be impractical, in most instances, to require the setback requirement for individual lots. This determination would apply to lots recorded by a final plat.

The Ordinance does not specifically list a construction office as a temporary building for an overall project or subdivision with numerous lots and tracts. Normally, construction offices are needed to serve all construction coordination for the subdivision or project. The use is similar to that of a subdivision sales office.

I have determined that a construction office would be permitted on the site of a subdivision or project subject to the following requirements:

- (1) It is used by the developer of the project/subdivision to coordinate construction activities on site.
- (2) A permit is required and subject to plan review.
- (3) The use must be terminated upon completion of 95% of the lots in the subdivision.
- (4) No outside storage of material or equipment will be permitted.

It is also anticipated and determined that a construction office for the purpose of site development (infra structure), can be located anywhere on the overall site, and is subject to the same requirements, excluding outside storage of material or equipment.

If further clarification is needed, please contact me at 336-3567, or Shelton Shorter at 336-3568.

913-M/ptp