



PLANNING DEPARTMENT
ZONING / PERMITTING ~ 2145 SUTTLE AVENUE, CHARLOTTE, NC 28208

COMPLIANCE LETTER FOR FAMILY CHILDCARE HOME

A facility run by an individual who resides in a single-family residence that provides supervision or care on a regular basis in the individual's home for children who are not related by blood or marriage, and are not the legal wards or foster children of the supervising adult. Family Childcare Homes must be licensed by the North Carolina Department of Health and Human Services. The facility may be established as an accessory use to a single-family detached dwelling unit, in compliance with Section 12.502 of the City of Charlotte Zoning Ordinance.

Location: _____ Parcel ID# _____

Family Childcare Home Operator: _____

Property Owner (if different from Operator): _____

Name of Family Childcare Home: _____

Number of shifts and hours of operation: _____

INSPECTION CHECKLIST

1. The single family detached dwelling unit containing the family childcare home must be the primary residence of the operator/primary caregiver.
2. The minimum lot area must be equivalent to the minimum lot area for a single family detached dwelling for the district in which it is located for 8 or fewer children. The minimum lot area must be equivalent to the minimum lot area for a duplex dwelling for the district in which it is located for a Childcare Center serving 6 to 12 preschool children.
3. The dwelling unit must meet the minimum setback, yard, and height requirements for the district in which it is located.
4. New family childcare homes must be separated from existing family childcare homes and childcare centers in a residence in a single-family residential district by a distance of 400 feet measured in a straight line from the closest point of each lot property line, excluding a childcare facility operating as an accessory use to a religious institution.
5. Any building additions and/or ornamentations to the residential dwelling unit must be in general character with other homes facing the same street as the family childcare home.
6. Outdoor play space and play equipment must be located in the required or established rear yard.
7. Outdoor play space must be screened from adjoining single-family uses and single-family residential zoning districts, per Section 12.303(2). If a fence is used, a maximum of 50% of the fence surface may be left open and the finished side of the fence shall face the abutting property.
8. Outdoor play is not permitted after sundown.
9. One (1) unlighted identification sign (requires a sign permit), not to exceed four (4) square feet, may be attached to the residence. Detached identification signs are not permitted.
10. A maximum of eight (8) children are permitted during one shift, and a maximum of five (5) children are permitted during one other shift. No more than two (2) shifts are permitted within a 24-hour period.
11. Only one (1) person, at any one time, who resides outside of the residence, may be an employee.
12. The operator's own pre-school age children must be counted in the number of children allowed. School age children of the operator are not counted.
13. Only four (4) parking spaces.
14. The Zoning Change of Use permit is only valid for 6 months. An inspection for compliance must be obtained prior to the permit expiration.
15. Chain link type fencing should not have sharp wire points along the top edge, unless it is 6 feet or higher.
16. Gates (minimum of one 3 feet wide) should have a latch or keeper that allows gate(s) to be held closed. Gate(s) should be in good repair and operate freely.
17. Gaps in all fencing should be approximately 5 inches or less between the ground and bottom of fence to prevent child from crawling under it.
18. Wood fencing should be in good condition, free of loose material and broken pieces.
19. Split rail fencing should have wire mesh with 2 inches or less horizontal openings applied on the inside (child side) to prevent climbing.
20. Stockade fencing should have vertical boards on inside to prevent climbing. Fence must be firm to resist high winds that could blow the fence down.
21. Cars, vans, trucks, or trailers of any kind should not be inside fenced play area.
22. Sheds, storage buildings and wood decks should be in good repair. Where elevated above ground, protective barrier should be provided to keep small children from crawling under it and getting trapped (approximately >5 inches and < 24 inches clear should be sealed from children's access).
23. All exterior heating and cooling equipment, including related electrical boxes, should not be inside fenced play area. As needed, a separate fence installed 3 feet from such equipment would allow for servicing.
24. Low (less than 4 feet off the ground) electrical breaker boxes should be secured or locked to prevent children from opening.

