



CHARLOTTE

Zoning Interpretation

**Retail and Office Establishments, Restaurants and Indoor Recreation
Temporary Uses**

Retail and office establishments, restaurants and indoor recreation, provided that:

- (a) The establishment will be located within a building that contains at least 50 dwelling units;
- (b) The establishment will occupy no more than 25 square feet per dwelling unit in the building up to a maximum of 10,000 square feet;
- (c) The establishment will have no direct public entrance from the outside of the building; and
- (d) No merchandise or display of merchandise will be visible from outside the building.

ISSUE

Are condominium and apartment complex management offices regulated by Code Section 9.305(25) in multi-family districts?

POLICY

Section 9.303 (25) shall not apply to the establishment of an office for the management of a condominium project and its common properties. Instead, they will be treated as a permitted accessory use per 9.304 (1).

Other Requirements: In order to qualify the Homeowners Association of the condominium project must hold the lease or own the space to be used for the management office.

Date Agreed: March 15, 2006

Approved By: Rodger Lentz

Code Sections: 9.303 (25)

SUPERSEDES :