

MECKLENBURG COUNTY

Land Use and Environmental Services Agency
(LUESA)

INFORMATIONAL GUIDE

Water and Land Resources



The Division of Water & Land Resources' mission is to ensure a clean, livable environment through the protection and enhancement of water and land.

Vision of Zoning

Improve existing communities by:

- Educating the public
- Enforcing regulations
- Environmental management
- Enhancing quality of life

Using Land Development System, Ranger System and Posse System

With this new technology, inspectors have instant access to research all files available on our mainframe system. This includes, but is not limited to, property ownership information, property location, directions, zoning overlays, aerial photographs, building outlines and placements, building permit information, land use information, property dimensions, watershed designation, what is being taxed, how long a structure or use has been in existence, tax maps and other useful information.

Once an inspector logs an inspection onto the system, the information is instantly available to anyone with access to the Internet. To verify if a permit has been issued

Go to <http://enginfo.co.mecklenburg.nc.us/ebs/>

Select **“Guest”**

Select **“View Permits and Inspections”**

Zoning Information

If You Are Aware of a Zoning Violation

- 1 File a complaint with the Zoning Office by calling (704) 336-3569
- 2 You may also fax us at (704) 353-0196
- 3 Give the address of the violation and/or parcel ID number
- 4 Give a brief description of the possible violation occurring on the property



Customary Home Occupation or "Home Office"



Who May Work at Home?

- Any number of businesses may be operated in a home in accordance with Section 12.408 of the City of Charlotte Zoning Ordinance
- Architects, janitors, consultants, building contractors, sales representatives and people working in a multitude of other professions may work from home
- A customary home occupation permit is required to operate a home-based business
- Permit cost is \$50
- Apply for the permit at the zoning counter at **700 N. Tryon Street, Charlotte**

Zoning Districts

Hierarchy of Districts

The districts established are classified from “highest” R-3 to “lowest” I-2

Residential Use	Office Use	Business Use	Industrial Use
R-3	UR-2	UR-C	U-I
R-4	UR-3	NS	I-1
R-5	RE-1	B-1	I-2
R-6	RE-2	MX-2	
R-8	INST	CC	
MX-1	O-1	MX-3	
R-MH	O-2	B-2	
R-8MF	O-3	UMUD	
R-12MF		B-D	
R-17MF		B-P	
R-22MF			
UR-1			
R-43MF			

Zoning Districts

Residential Use **Single-Family Districts**



The R-3, R-4, R-5, R-6 and R-8 districts are established to protect and promote the development of single-family housing and a limited number of public and institutional uses. The standards for these districts are designed to maintain a suitable environment for family living at various densities to accommodate preferences for different housing types. The R-3 and R-4 districts are directed toward suburban single-family living. The R-5, R-6 and R-8 districts address urban single-family living. Densities of development are controlled by maximum number of units per acre requirements, which are different for each district and are indicated by the numeric identification attached to each district.

Multi-Family Districts



The R-8MF, R-12MF, R-17MF, R-22MF and R-43MF districts are established to protect and promote the development of a variety of housing types, including apartments, condominiums and other forms of attached housing. These districts allow for housing to be developed at a full range of densities, from high densities accommodating smaller residential units to the lower densities allowed in single-family residential districts. It is intended that these districts, and especially the R-43MF district, be located near employment centers, shopping facilities and roads capable of handling the traffic generated by higher-density development. These districts may also accommodate limited institutional, public and commercial uses appropriate within a residential environment. Densities of development are controlled by maximum number of dwelling units per acre requirements, which are different for each district and are indicated by the numeric identification attached to each district.

Zoning Districts

Urban

UR-1 Urban Residential

To protect and enhance designated single-family areas and to encourage age-appropriate infill development.

UR-2 Urban Residential

To promote maximum opportunities for moderate-density residential development.

UR-3 Urban Residential

To provide a higher-density residential development, located nearer to the employment core.

UR-C Urban Residential Commercial

To promote a diversity of residential, retail, office, recreational and cultural uses in a mixed-use, higher-density pattern.



Institutional



INST Institutional

To promote the development of major cultural, educational, medical, governmental, religious, athletic and other institutions in a manner that protects adjacent residential uses.

Research



RE-1, RE-2, RE-3 Research

To promote development of high technology manufacturing operations and similar uses that are characterized by a high degree of scientific and technical input and the employment of professional, technical or kindred workers.

Office



O-1, O-2, O-3 Office

To provide areas conducive to the establishment and operation of offices, institutions and commercial activities not involving the sale of merchandise.

Zoning Districts

Business

B-2 General Business

To create and protect business areas for the retailing of merchandise such as grocery stores and professional services for the convenience of nearby residential dwellers.

B-D Distributive Business

To provide areas in which distributive uses such as warehousing and wholesales may be established in a wholesome environment and also to prevent traffic congestion and traffic hazards.

B-P Business Park

To provide for a mixture of employment uses of varying types in a single coordinated development. The district might include mixtures of office, retail, distribution, warehousing and manufacturing. It is not intended that this district be used to accommodate single-use development which can be located in other zoning districts.

Industrial Districts

I-1 Light Industrial To create and protect industrial areas for light manufacturing and the distribution of products at wholesale. The standards established for this district are designed to promote sound and permanent light industrial development and also to protect nearby residential areas from undesirable aspects of industrial development. Whenever possible, this district should be separated from residential zoning districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries and similar features.



I-2 General Industrial To create and protect wholesale and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals and a broad variety of specialized industrial operations. Whenever possible, areas of this district should be separated from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries and similar features.

Q&A

How do I find out the zoning of my property?

By phone: A tax parcel number is required. This is an eight-digit number found on your tax bill or receipt that assists the zoning staff in locating your property on any of the county's 189 zoning maps. Contact the Zoning Office at (704) 336-3569.

By computer: Visit the GIS Real Estate System at <http://maps.co.mecklenburg.nc.us/website/realestate> and use your tax parcel number, an address or the property owner's name. Click on "Search." Enter information by the owner's name, address or tax parcel number. See the bottom of the page for links to more information. Select "FEMA, Zoning, etc." the Zoning information will appear on the panel diagram. The search results will include zoning classification, parcel ID number and municipality.

Can I conduct a certain activity at a given location?

The zoning classification of a parcel of land will dictate what use can be made of that property. The zoning classification for a parcel of property is set by the governing body for the jurisdiction in which the property lies. To verify if a particular use is permitted, contact the Zoning Office at (704) 336-3569.

Can the zoning of a certain parcel of property be changed?

The zoning classification for a parcel of property is set by the governing body for the jurisdiction in which the property lies. That same governing body has the authority to rezone property. There is a formal process that must be followed in doing so. A property owner can initiate the rezoning process by contacting the agency designated by the governing body for processing such a request. The Charlotte-Mecklenburg Planning Commission is the designated agency for the City of Charlotte and (unincorporated) Mecklenburg County. The town's planning department will be the designated agency for rezoning in Cornelius, Davidson, Huntersville, Matthews, Mint Hill and Pineville.

Can I operate a business out of my home?

The office component of a business use can be conducted from the home provided the required permit has been obtained (see page 3, "Customary Home Occupation" section).