



**DATE:** February 23<sup>rd</sup>, 2021

**CASE #:** CON-01-21

**ACCELA #:** CN-CNC-2021-00001

**DESCRIPTION:** Certificate of Nonconformity Adjustment: reverting single family residence to a duplex

**APPLICANT/OWNERS:** Robert Christopher Hahn

**LOCATION:** 809 Martin St. NE, Concord, NC 28025

**PIN#s:** 5621-36-6457

**AREA:** 1.0014

**ZONING:** Residential Medium Density (RM-1)

**PREPARED BY:** Scott Sherrill, AICP – Development Review Manager

***Background:***

The subject property is located at 809 Martin St. NE. The 1.0014 acre property is zoned RM-1 (Residential Medium Density). Duplexes are not permitted in the RM-1 Zoning District.

***Request***

The applicant proposing to turn the single-family residence back into a duplex.

***Detailed Description***

The current single-family residence on the parcel is 2,410 sq. ft. According to materials provided by the applicant, the dwelling was structured as a duplex from the time of its construction until July/August 1989, at which time, one of the dwelling units was used for storage and no longer as a second dwelling (Exhibit B). The applicant has included some images from a City Directory (undated), but no additional source information for the provided history (Exhibit D). Mr. Hahn, the present owner, acquired the property in 2013 and began inquiries into re-establishing services for the structure as a duplex (Exhibit F).

The applicant is proposing to turn the single-family residence back into a duplex. The residence has everything still needed for a proposed duplex: two (2)-water meters, HVAC systems, hot water heaters, front doors, water filters, furnace and electrical panel boxes (Exhibit E). The divided wall is still in place (Exhibit B).

By right, the property could support an accessory dwelling unit, but the City would not authorize a separate meter or service address for an accessory dwelling unit. The property owner has requested separate metering, which necessitates consideration of the duplex separation, which is not a permissible use in the RM-1 zoning district. The principal difference between a duplex and an accessory dwelling unit is that a duplex is attached and an accessory dwelling is not attached to the principal structure.

**Background information regarding Case CON-01-21 is as follows** (based on application review):

- The subject property is currently single family residential.
- The subject property is located at 809 Martin St. NE, Concord, NC 28025
- The property is zoned RM-1 (Residential Medium Density)
- The applicant is requesting a Certificate of Nonconformity Adjustment to revert a single-family residence to a duplex.

**Exhibits**

- A. Application
- B. Statement of Need
- C. Deed
- D. City Directory Photographs
- E. Property Photographs
- F. Customer Care Notes
- G. Use Table (Article 8) and Definitions (Article 14)

**Potential Board's Conclusions of Law** (based on staff's findings of fact):

1. Does the nonconformity create noises above and beyond levels considered normal for the surrounding area.

*Parcel is zoned residential and the proposed use will remain residential.*

2. Does the nonconformity generate or have the potential to generate a significant higher volume of traffic than surrounding land use.

*Parcel is zoned residential and the proposed use will remain residential.*

3. Does the nonconformity generate any other negative side effects, including but not limited to: dust, air pollution, foul smell, etc.?

*Parcel is zoned residential and the proposed use will remain residential.*

4. Does the nonconformity detract from the prevailing property value.

*No physical change to the structure is proposed.*

5. Does the nonconformity compliment or detract from the overall aesthetic character of the area.

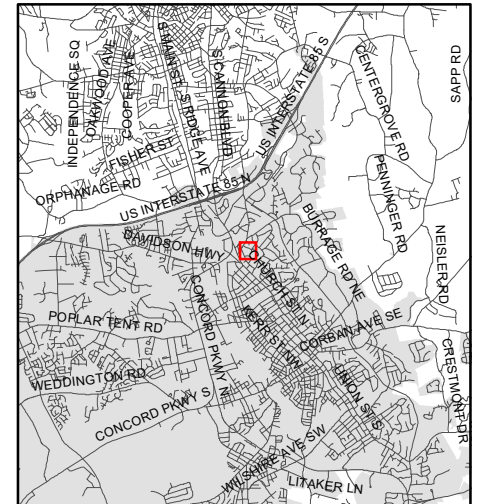
*No physical change to the structure is proposed.*

# CON-01-21 SUBJECT PROPERTY MAP

Certificates of Nonconformity  
Adjustment application.

Current use is a single family  
detached home, the proposed  
use is to revert to a duplex.

809 Martin St NE  
PIN: 5621-36-6457



Source: City of Concord  
Planning Department

### Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



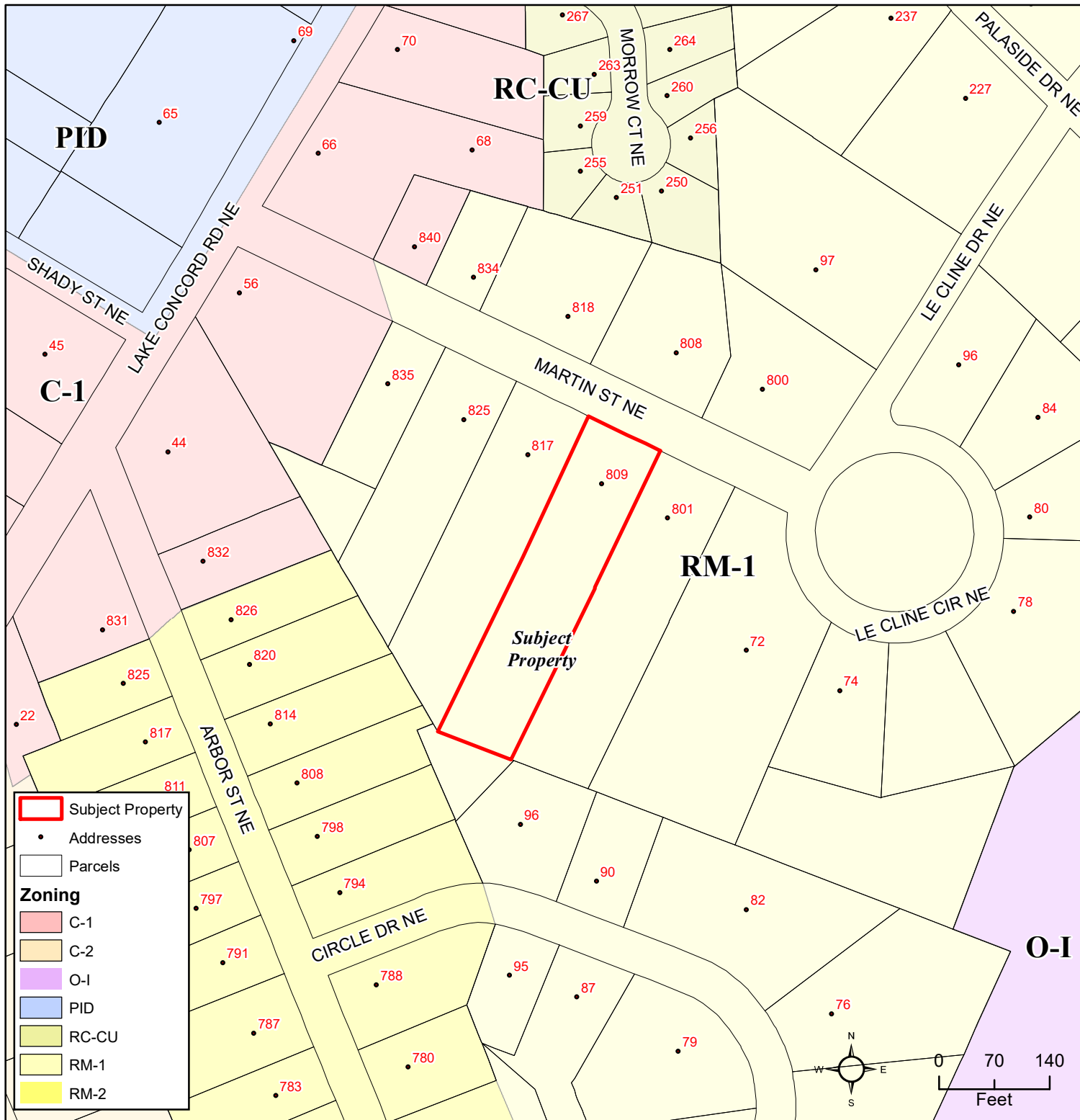
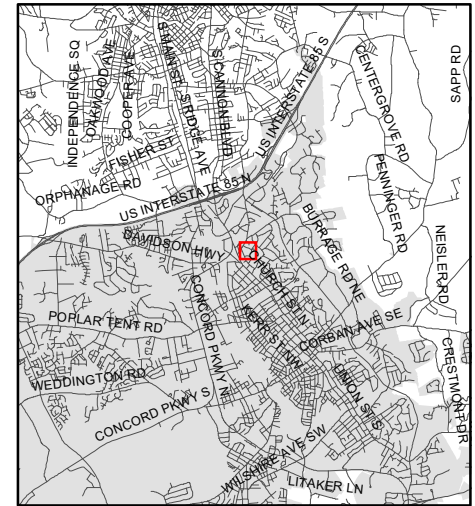
-  Subject Property
-  Addresses
-  Parcels

# CON-01-21 ZONING MAP

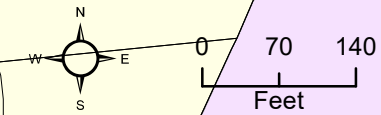
Certificates of Nonconformity  
Adjustment application.

Current use is a single family  
detached home, the proposed  
use is to revert to a duplex.

809 Martin St NE  
PIN: 5621-36-6457



	Subject Property
	Addresses
	Parcels
<b>Zoning</b>	
	C-1
	C-2
	O-I
	PID
	RC-CU
	RM-1
	RM-2



Source: City of Concord  
Planning Department

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(Please type or use black ink)

Applicant must complete this form and the following requirements to request a Certificate of Nonconformity Adjustment.

First, the applicant must submit a detailed plan showing the degree of Nonconformity, with respects to dimensional and design regulations of this Ordinance. In the case of a Nonconforming Use, the application shall include a detailed explanation of the current Use, including documentation of traffic generated by the current use.

All landowners adjoining to any degree (including lying across roadways) the site of the nonconformity shall receive notice of the filing of the request for a Certificate of Nonconformity Adjustment, and shall be given an opportunity to comment on the nonconformity within seven (7) days of the date of the filing.

Applicant Name: Robert Christopher Hahn rchahn.63@gmail.com
Applicant Address: 809 Martin St NE
Applicant City: Concord Applicant State: N.C. Applicant Zip Code: 28025
Applicant Telephone: 980-521-1952

Owner Name: Robert Christopher Hahn
Owner Address: 809 Martin St NE
Owner City: Concord Owner State: N.C. Owner Zip Code: 28025
Owner Telephone: 980-521-1952

Project is: [checked] residential [ ] commercial [ ] industrial
Project is: [ ] expansion [ ] addition [checked] repairs - Recover Address

Description of Project: Turning Back Into Duplex
Project Address: 809 Martin St NE
Project P.I.N.: 5621366457 Project Zoning:
Subdivision: Square Footage: 2,910 Sqft

What to turn in:

- Application
Detailed plan and/or explanation
Adjacent property owners mailing addresses
Payment for Application

Staff Use Only:
Date Received: \_\_\_\_\_, 20\_\_\_\_ Received by: \_\_\_\_\_
Check # \_\_\_\_\_ Cash amount \$ \_\_\_\_\_ Assigned Case#: \_\_\_\_\_
The application fee of \$400.00 is nonrefundable

*The Administrators decision to approve or deny may be based in part on the following criteria:*

- Does the nonconformity create noise above & beyond levels considered normal for the area?
- Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?
- Does the nonconformity generate any other negative side effects, including but not limited to: dust, air pollution, foul smell, etc.?
- Does the nonconformity detract from the prevailing property values?
- Does the nonconformity compliment or detract from the overall aesthetic character of the area?

*The Administrator will determine what the applicant must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be applied as a condition. Certificates of Nonconformity Adjustments may be issued with or without conditions. Those with conditions will be issued after a visual inspection by the Administrator.*

**Certification**

I hereby acknowledge that the information contained herein and herewith is true and that this application will not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Planning Department.

1/22/2021  
 \_\_\_\_\_  
 Date

*[Signature]*  
 \_\_\_\_\_  
 Signature of owner/agent

<b>Staff Use Only:</b>	
Date Received: _____, 20____	Received by: _____
Check # _____ Cash amount \$ _____	Assigned Case#: _____
<i>The application fee of \$400.00 is nonrefundable.</i>	

Exhibit B

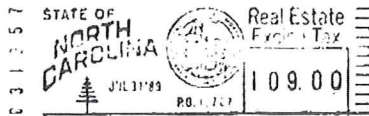
Dear, City of Concord Planning & Neighborhood Development

My name is Robert Christopher Hahn. I live at 809 Martin St NE Concord NC. I am writing in regard to my Duplex @ 809 Martin St NE Concord NC. On September 09 1952 Dr J Roy Hege and wife Helen build 807 and 809 Martin St NE Concord as a Duplex and lived there for the rest of their life. Dr Hege would rent the other side of his duplex out to doctors that were doing their Residency at the hospital. Dr Hege died in Dec 1981 and Helen rented 809 Martin St to Richard Sibley in 1981 and Helen lived there till she sold in Aug 1989. Mr. David Weygand and Wife Krista purchased on July 31 1989. The Weygand just live in 809 Martin and left the other side vacant for storage. 809 Martin St NE still has 2 of everything for a duplex. It has 2 water meters, HVAC Systems, Hot Water Heaters, Front Doors, water filters, furnace and electrical panel boxes. The Divided wall is still in place.

Thank You

Robert Christopher Hahn

1/29/2021



BOOK 722 PAGE 335  
 JUL 31 1 53 PM '89

CHARLES B. ROSS  
 REGISTER OF DEEDS  
 CARRIED OVER

Excise Tax \$109.00

Recording Time, Book and Page

Tax Lot No. Map 5/Parcel 55 & Map 5/Parcel 58 Parcel Identifier No.  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_

Mall after recording to CRITZ & BLACK, Attorneys at Law/File No. 5748-C  
 P.O. Box 745 Concord, N.C. 28025

This instrument was prepared by Williams, Boger, Grady, Davis & Tuttle, P. A., Attorneys at Law,  
 Concord, NC 28026-0810.  
 Brief description for the Index \_\_\_\_\_

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of July, 1989, by and between  
 GRANTOR GRANTEE

HELEN W. HEGE, by her Attorney-in-Fact,  
 JOHN R. HEGE, JR.

DAVID S. WEYGAND and wife,  
 KRISTA M. WEYGAND

807-809 Martin Drive  
 Concord, N.C. 28025

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Concord, No. 12 Township, CABARRUS County, North Carolina and more particularly described as follows:

(SEE ATTACHED EXHIBIT A)



The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 325, page 170, and Deed Book 240, page 36, Cabarrus County Registry.....

A map showing the above described property is recorded in Plat Book ..... page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....  
(Corporate Name)  
By: .....  
.....  
President  
ATTEST:

BLACK INK ONLY

HELEN W. HEGE *Helen W. Hege* (SEAL)  
By: *J. R. Hege, Jr.* (SEAL)  
JOHN R. HEGE, JR. ATTORNEY-IN-FACT  
..... (SEAL)

NORTH CAROLINA, CABARRUS COUNTY

I, a Notary Public in and for said County and State, do hereby certify that JOHN R. HEGE, JR., Attorney-in-Fact for HELEN W. HEGE, personally appeared before me this day and, being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of HELEN W. HEGE, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Cabarrus County, North Carolina, on the 5th day of April, 1988, in Book 661, page 69, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

WITNESS my hand and Notarial Seal, this 31st day of July, 1989.  
*Mary B. Rossmo*  
Notary Public

My Commission expires: 8/4/91  
NORTH CAROLINA - CABARRUS COUNTY

The foregoing certificate of *Mary B. Rossmo*, a Notary Public of Cabarrus County, North Carolina, is certified to be correct. This instrument was presented for registration and recorded in this office in Book 222, page 335, this 31st day of July, 1989, at 1:53 o'clock P.M.

CHARLES B. ROSS, REGISTER OF DEEDS  
By: *Linda J. McElhee*  
Assistant/Deputy Register of Deeds

TRACT ONE:

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, and being Lots Nos. 45, 46, 47, 48, and 49 in Block "D" Section 1 of "WIL-MAR PARK", a map of said property being on file in the Office of the Register of Deeds for Cabarrus County, North Carolina, in Map Book 6, Page 1, specific reference thereto being hereby made for a more complete description thereof by metes and bounds.

TRACT TWO:

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, and being Lots Nos. 17, 18, 19, and 20 of "PROPERTY OF HARRY A. AND LEE A. MARTIN", a map of said property being on file in the Office of the Register of Deeds for Cabarrus County, North Carolina, in Map Book 6, Page 20, specific reference thereto being hereby made for a more complete description thereof by metes and bounds.

TRACT THREE:

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, on the southwest side of, but not adjoining, Martin Street, N.E., and on the northeast side of, but not adjoining, Circle Drive, adjoining the property of Elbert F. Swink (Deed Book 199, Page 89), Thomas A. Simpson (Deed Book 212, Page 235), the Property of Harry A. Martin (Map Book 6, Page 20, Cabarrus County Registry), and Wil-Mark Park, Section 1, Block "D" (Map Book 6, Page 1), and being more particularly described as follows:

BEGINNING at a point, the rear common corner of Lots Nos. 20 and 21 of The Property of Harry A. Martin, and being the northwestern corner of Swink, and runs thence with the western boundary line of Swink, S. 27-33-00 W. 238.80 feet to a set iron pin in the rear line of Lot No. 45 of Wil-Mark Park, Section 1, Block "D", and being the southwestern corner of Swink; thence two courses and distances with the rear line of No. 45 as follows: (1) N. 67-30-00 W. 97.60 feet to an existing iron pin; and thence (2) N. 27-30-00 W. 3.39 feet to a set iron pin, the southeastern corner of Simpson; thence with the eastern boundary line of Simpson, N. 27-33-00 E. 245.44 feet to a point, the rear corner of Lots Nos. 16 and 17 of the Property of Harry A. Martin, and being the northeastern corner of Simpson; thence with the rear lines of Lots Nos. 17, 18, 19, and 20 of the Property of Harry A. Martin, S. 62-27-00 E. 100.00 feet to the point of BEGINNING, containing 0.558 acres, as surveyed by William Anthony Watts, R.L.S., of Concord Engineering and Surveying, Inc., July 27, 1989.

Exhibit D

FROM 1760  
D WEST

-1885  
© 782-7094

114

7 —FROM  
UTHWEST

86-6696  
86-9840

786-2502  
-2223

-4717  
82-0330  
-8041  
279

82-3051

2-6261  
-2220  
82-6943  
©

182 Perkins C Neal © 786-8926

183 Vacant

188 Vacant

189 Mason Earl F © 782-6763

194 Fleming Duard F © 782-9615

195 Vogler Geo M Jr © 782-9591

202 Davis Bill G © 782-6140

205 Ledford Wm C © 782-8849

210 Cress Marjorie M Mrs ©  
782-9745

211 Whitley Bernie F © 782-7661

220 Edwards Bernie A © 782-6433

221 Pettus Lloyd C © 782-7375

SEDGEFIELD ST INTERSECTS

MARTIN LA —CHANGED TO  
MONTFORD AV

116

MARTIN ST NE —FROM 72  
LECLINE CIR NORTHEAST 2  
WEST OF PALASIDE DR

2

ZIP CODE 28025

800 Bulla Robt C © 782-7831

801 Swink Elbert F © 782-8128

807 Hege Helen W Mrs ©  
782-6618

808★Alapeck Richd D © 788-4633

BRU  
ZIP CODE  
165 Carter Ec  
782-2735  
171 Helms H  
198 Bennett  
MEADOW  
205 Porter I  
208 Talbert  
211 Davis F  
220 Wagone  
782-916  
219 Aldridge  
225★Carpen  
LONG AV

MAYFIELD  
(PARKW  
STEWAL  
CIR

ZIP COI  
101 Houst  
782-4  
103 Gask  
111 Stewa  
116 Stewa  
120 Hipp  
124 Grisc  
786

K. PATTERSON & CO.

INSURANCE SINCE 1900  
GENE



# G.E. LENTZ PLUMBING & HEATING CO.

RESIDENTIAL - COMMERCIAL

Air Conditioning — Myers Water Pumps — Sales and Service

New Installations — Repair Work

Pipe and Drain Cleaning Service

Ditching and Trenching Service

347 PATIENCE DR. (28025)

TEL. 7

147

## MARTIN ST NE—Contd

809 Sibley Richd 788-2794

817 Simpson Thos A © 782-7835

818 Spence Elmer L © 782-5823

825 Beasley Rilla P Mrs ©  
782-8126

834 Eudy Alvin R ©

835 Sides Garvice W © 782-7834

840 Beaver Wm F © 782-8127

843 Criswell Billy R ©  
LAKE CONCORD RD  
INTERSECTS

MC ALLISTER AV SE -  
555 UNION ST S  
NORTHEAST 4 SOUT  
BLUME AV

ZIP CODE 28025  
SUNNYSIDE DR ENDS

MC ARTHUR AV SE -  
885 UNION ST S  
NORTHEAST 1 SOUT  
MANOR AV

ZIP CODE 28025

20 Andrade Dennis Jr ©  
28 Page Wm B © 782-49  
35 Maxwell Hughes L ©  
36 Yodice Frank A © 7  
PINERIDGE AV BEG  
MCARTHUR CT BEG  
104★Gwyn Wm K Jr ©  
109 Williams Wayne C  
110 King John T © 782  
124 Bidy Richd S © 7

MAY ST NE —FROM 165  
SHAMROCK ST  
NORTHWEST 3 NORTH OF  
BRUMLEY AV

ZIP CODE 28025  
165 Carter Edna C Mrs ©  
782-2735

171 Helms Herbert R © 782-4865

198 Bennett Blair D 786-8397  
MEADOW AV ENDS

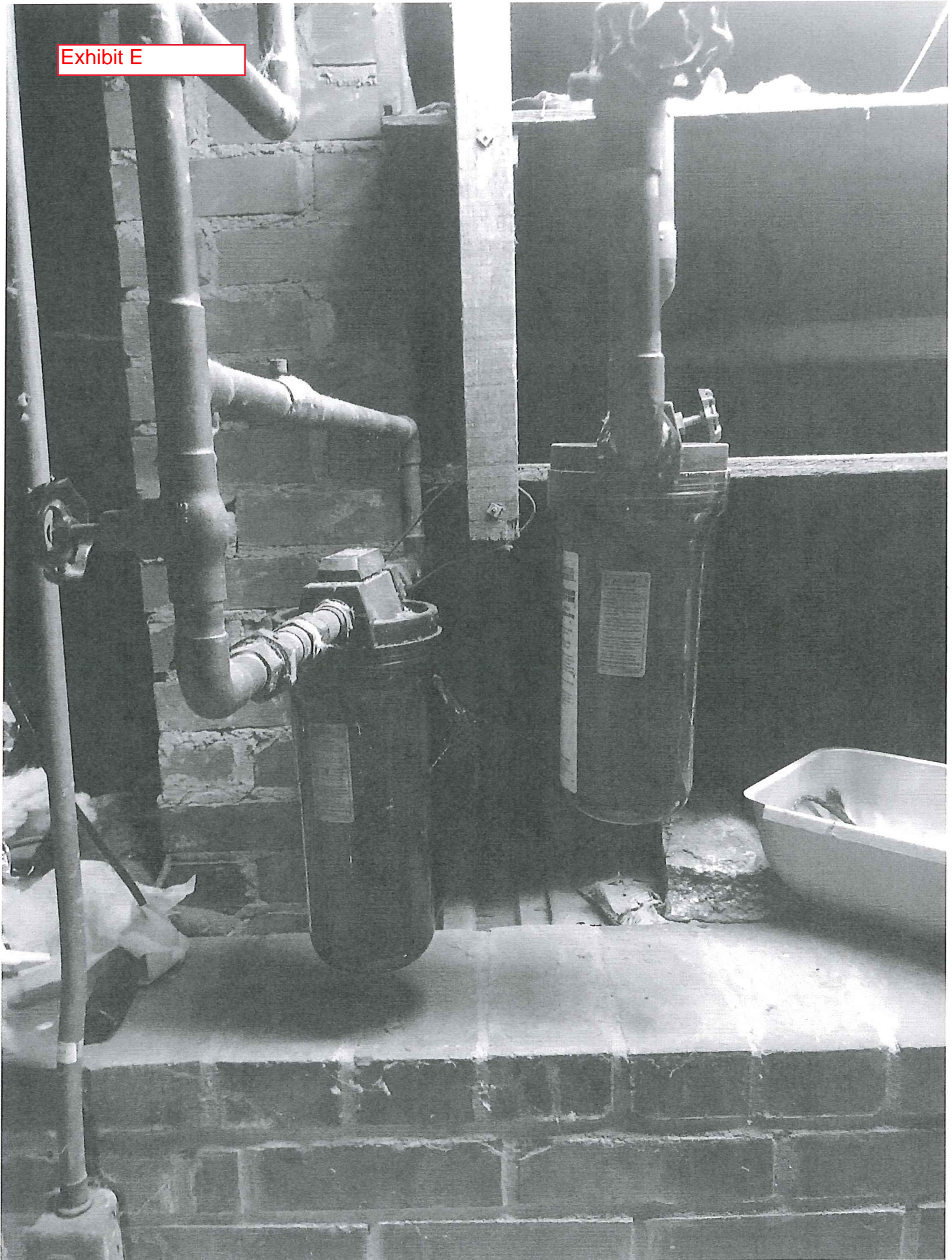
205 Porter Ira B © 782-3583

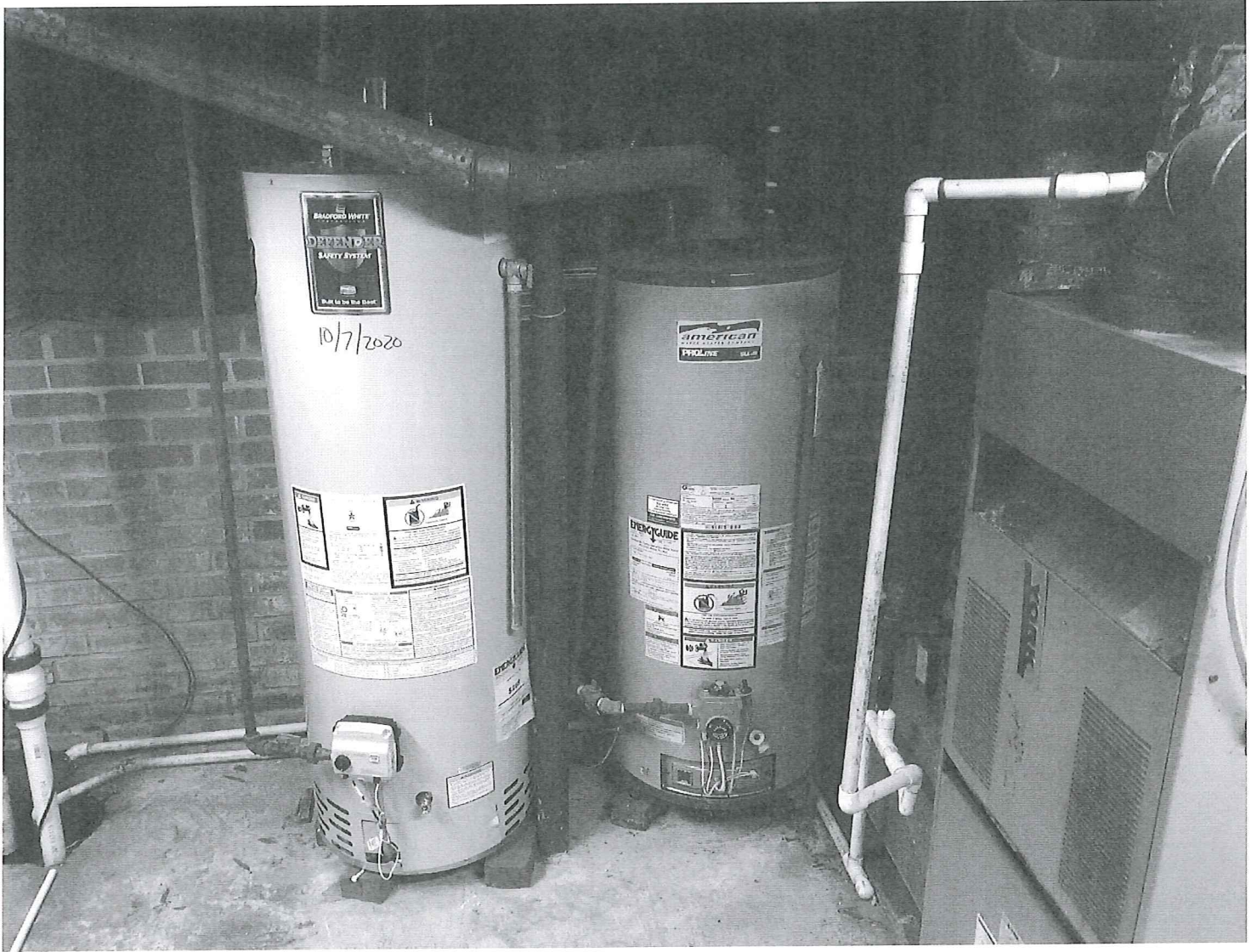
208 Talbert Willie F © 782-3446

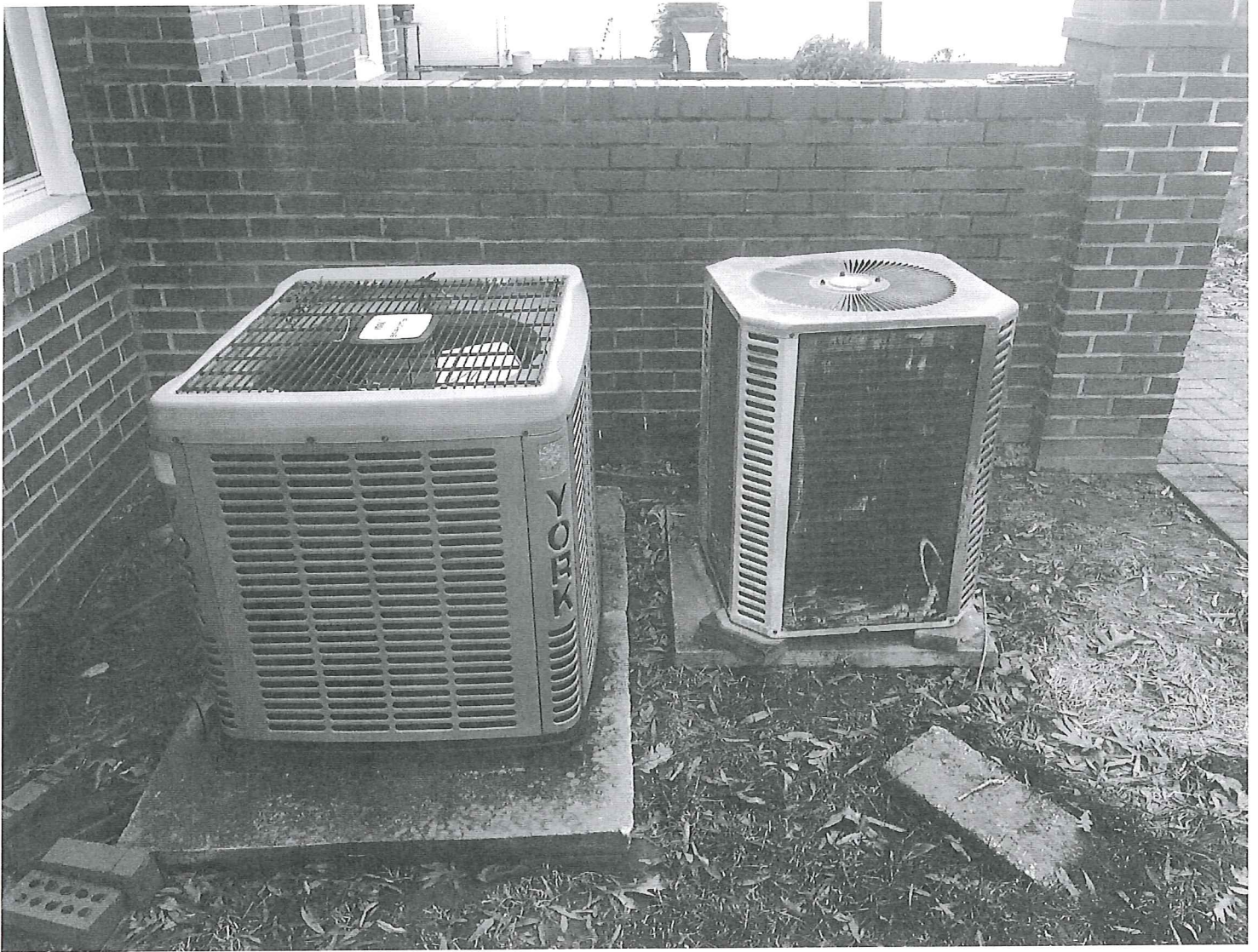
211 Davis Fred H © 782-4053

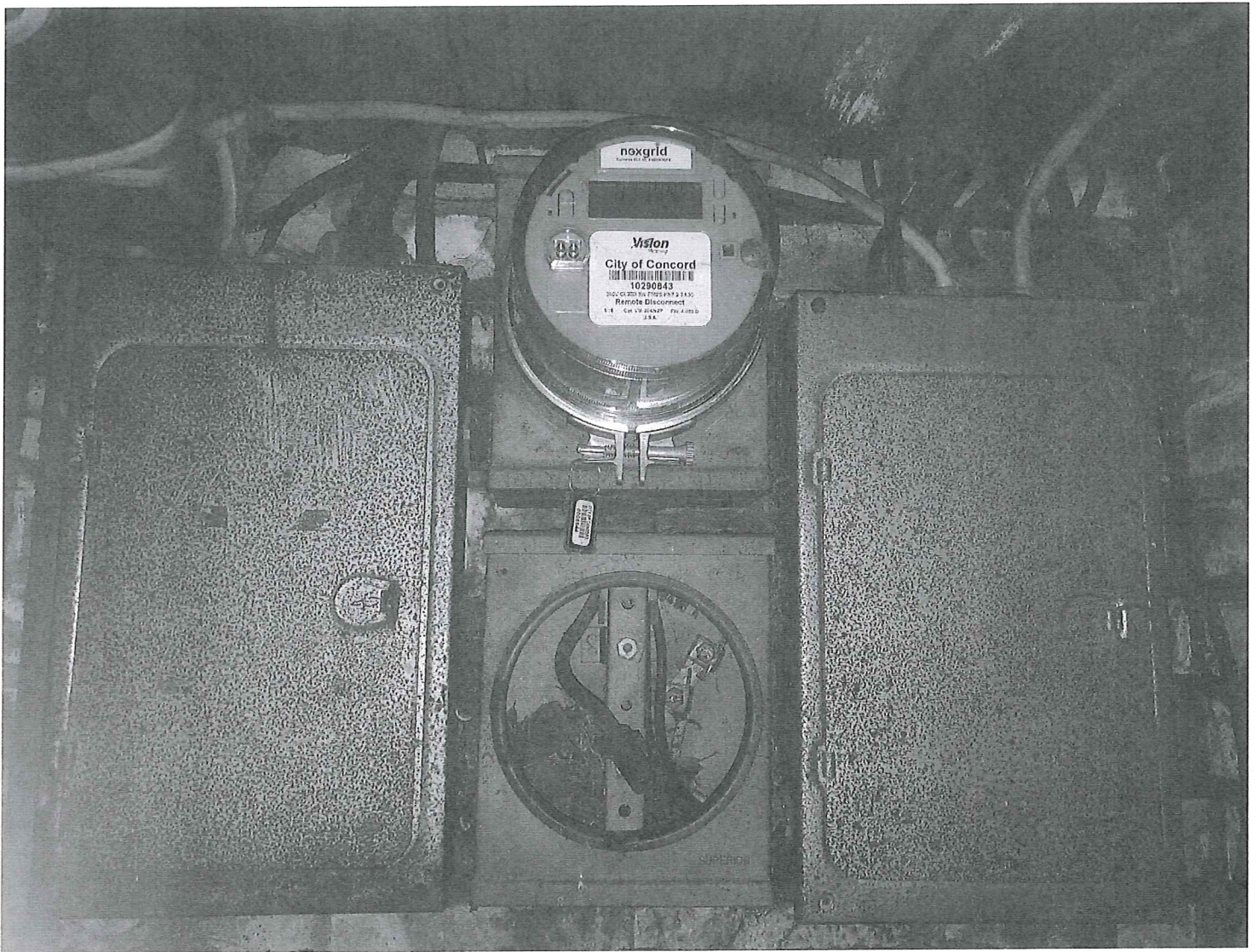
220 Wagoner Ronnie L ©

Exhibit E



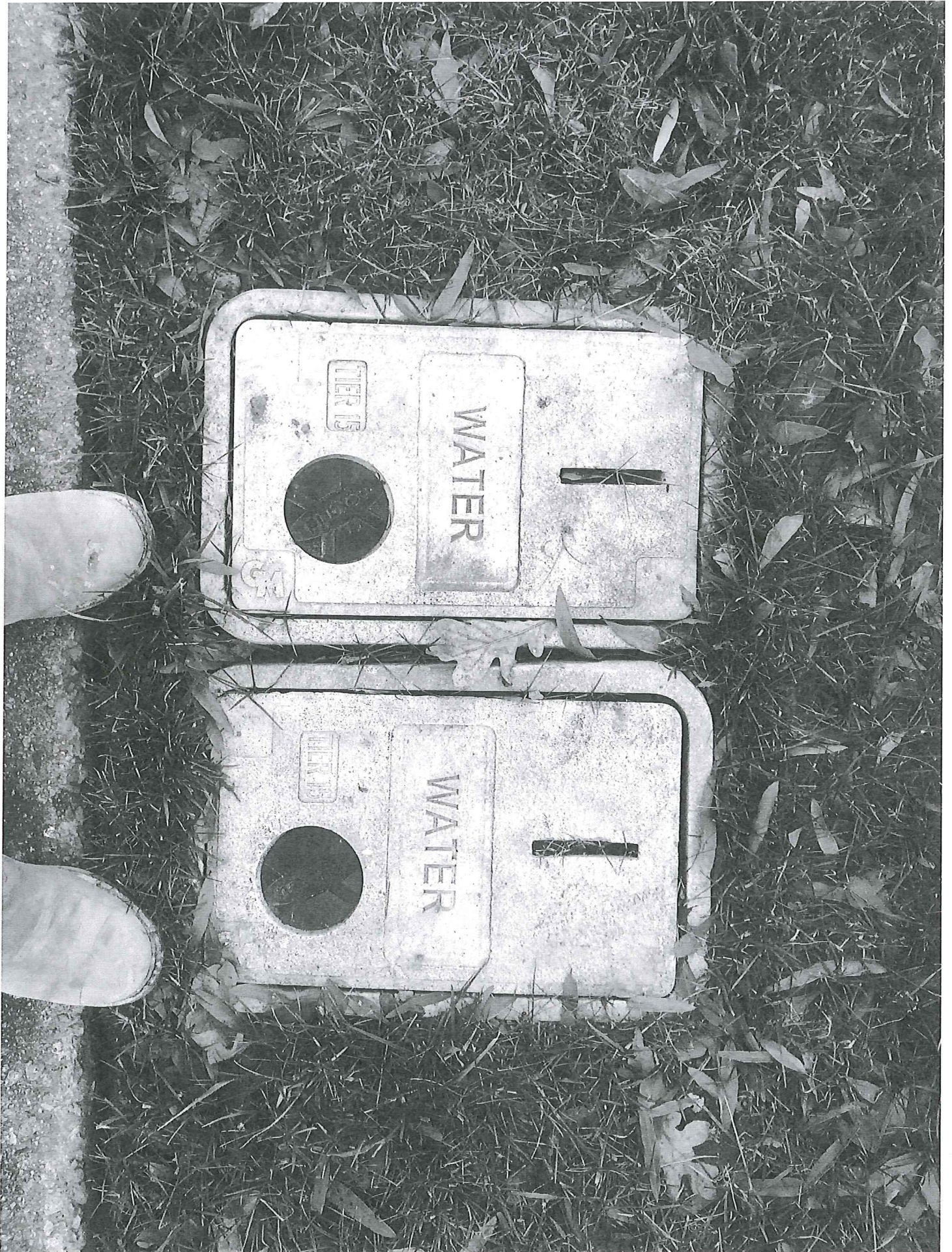














**Scott Sherrill**

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**From:** Ashley Hurlocker  
**Sent:** Friday, January 8, 2021 3:01 PM  
**To:** Scott Sherrill  
**Subject:** Fw: 809 Martin St

Ashley Hurlocker  
Development Services Technician  
Planning & Neighborhood Development  
City of Concord

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**From:** Karin Mazzaro <mazzarok@ConcordNC.gov>  
**Sent:** Friday, January 8, 2021 2:47 PM  
**To:** Ashley Hurlocker <hurlockera@concordnc.gov>  
**Subject:** RE: 809 Martin St

### Profile

KARIN

### Current Account

9235: ROBERT CHRISTOPHER HAHN  
 809 MARTIN ST NE  
 CONCORD, NC 28025-3023  
 980-521-1952

Menu Glance Calls

### Add Call

- CUSTOMER SERVICE REQUEST
- SERVICE ISSUES
- COLLECTION ISSUES
- SOLIDWASTE/RECYCLING
- TRAFFIC SIGNALS
- ...MOVE IN
- ...FORCOU
- ...MOVE OUT
- ELECTRIC OPERATIONS
- WATER RESOURCES
- STREET MAINTENANCE
- SEWER ISSUES
- STORMWATER ISSUES
- METER ISSUES
- METER READING ISSUES
- BILLING ISSUES
- COMPLAINTS
- ZONING ISSUE
- BUILDING AND GROUNDS
- COUNCIL REQUEST
- ...DISC-NP
- ...EMERGENCY TEST
- CABLE TV ISSUE
- ...PAY AGREEMENT/PLEDGE
- ...PAY ARRANGEMENT
- PLAN REVIEW
- RISK MANAGEMENT
- POLICE DEPARTMENT
- ENGINEERING
- FIRE AND LIFE SAFETY
- HOUSING ISSUES
- PARKS & REC ISSUES
- EMERGENCY OPERATIONS CEN
- CK RIDER CALL
- ...CREDITMOD
- ...CLAIM
- ...STREETLITE
- ...GENERIC
- ...CSA \*DO NOT USE\*

KARIN KARIN KARIN (9235-4)

### Account Management View (BROWSE) ACTIVE

1 of 4 OK Cancel

Quick Info Account Details

#### Account Info

Account:   Active:   
 Name:   
 Customer:

#### Service Address

House #:   
 Region:   
 Home:

● Ready

[Payment Arrangments Setup \(BROWSE\)](#)
[Electric Usage History \(FIND\)](#)
[Electric Reading History \(BROWS\)](#)  
[Account Balance History \(BROWSE\)](#)
[Call Maintenance \(BROWSE\)](#)
[Additional Customer In](#)

31 of 41 OK Cancel

Browse Call Details

[Main](#)
[Call Activity](#)
[Standard Charges](#)
[Status Change](#)
[Schedule Notes](#)
[Completion Notes](#)
[Transact](#)

### Schedule Notes (BROWSE)

OK Cancel

#### Schedule Notes

FROM THE COUNTRY BEFORE THIS ADDRESS CAN BE TURNED IN METERBUT HAS NOT BEEN A DUPLEX IN SEVERAL YEARS

● Ready

● Ready

Best,

*Karin Mazzano*

City of Concord Customer Care

P: 704-920-5549 F: 704-920-6953



---




**From:** Karin Mazzano

**Sent:** Friday, January 8, 2021 2:45 PM

**To:** Ashley Hurlocker <hurlockera@concordnc.gov>


**Subject:** 809 Martin St

**Profile**

KARIN   

**Current Account**

9235: ROBERT CHRISTOPHER HAHN  
809 MARTIN ST NE  
  
CONCORD, NC 28025-3023  
980-521-1952










 Menu  Glance  Calls

**Add Call**

- CUSTOMER SERVICE REQUEST
- SERVICE ISSUES
- COLLECTION ISSUES
- SOLIDWASTE/RECYCLING
- TRAFFIC SIGNALS
- ...MOVE IN
- ...FORCOU
- ...MOVE OUT
- ELECTRIC OPERATIONS
- WATER RESOURCES
- STREET MAINTENANCE
- SEWER ISSUES
- STORMWATER ISSUES
- METER ISSUES
- METER READING ISSUES
- BILLING ISSUES
- COMPLAINTS
- ZONING ISSUE
- BUILDING AND GROUNDS
- COUNCIL REQUEST
- ...DISC-NP
- ...EMERGENCY TEST
- CABLE TV ISSUE
- ...PAY AGREEMENT/PLEDGE
- ...PAY ARRANGEMENT
- PLAN REVIEW
- RISK MANAGEMENT
- POLICE DEPARTMENT
- ENGINEERING
- FIRE AND LIFE SAFETY
- HOUSING ISSUES
- PARKS & REC ISSUES
- EMERGENCY OPERATIONS CEN
- CK RIDER CALL
- ...CREDITMOD
- ...CLAIM
- ...STREETLITE
- ...GENERIC
- ...CSA \*DO NOT USE\*

KARIN KARIN KARIN (9235-4)

**Account Management View (BROWSE) ACTIVE**

      1 of 4    OK Cancel   

Quick Info Account Details

**Account Info**

Account: 9235 4 Active:   
Name: ROBERT CHRISTOPHER HAHN  
Customer: 155066 

**Service Address**

House #:   
Region:   
Home: 980-521-1952

Ready



Payment Arrangments Setup (BROWSE) Electric Usage History (FIND) Electric Reading History (BROWSE)  
Account Balance History (BROWSE) Call Maintenance (BROWSE) Additional Customer In

      30 of 41  OK Cancel     

Browse Call Details

Main Call Activity Standard Charges Status Change Schedule Notes Completion Notes Transact

**Schedule Notes (BROWSE)**

  OK Cancel 

**Schedule Notes**

OWNER PURCHASED PROPERTY AND IS RENOVATING IT.GOING F  
IT....\*\*\*\* WILL NEED A ELEC INSPECTION FOR THE OTHER SIDEWHI  
THERE IS POWER THROUGHOUTTHE HOUSE- BUT CONVERTING T  
NEW VACANT SIDE.AND NOTE THIS IN OUR SYSTEM A OR B ETC

Ready

Use the navigation buttons to browse records

Best,

*Karin Mazza*

City of Concord Customer Care

P: 704-920-5549 F: 704-920-6953





Exhibit G

8.1.8. Use Table

USE CATEGORY	SPECIFIC USE	AG	RESIDENTIAL						COMMERCIAL					IND		Standards
		AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2	
OPEN USES																
Agriculture	Animal Production and Support Facilities	P	PS	PS												8.3.2.A
	Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Crop Production Support Activities	P												P	P	
	Farm Product Sales, Raw Materials	P													P	
	Farm Supply Store without outdoor storage	P											P	P	P	
	Farm Supply Store with outdoor storage	P											PS	PS	P	8.3.5.J
	Sawmill/lumber processing	S														
	Swine Farm	S														
	Warehousing and Storage, farm related products	P													P	
	Livestock Auction	PS													PS	8.3.2.B
Resource Extraction	All Resource Extraction (except borrow pit)	SS													SS	8.3.2.C
	Borrow Pit	P												P	P	
RESIDENTIAL USES (See 8.2.2(b))																
Household Living	Mixed Use Dwelling/Live-Work Unit								P	P	P	P	P			
	Single Family Detached Dwelling, Single-Family Modular Home	P	P	P	P	P	P	P	PS							7.7
	Single Family Attached Dwelling,							PS	PS	PS						7.7 & 7.7.4.I
	Multifamily Dwelling/Apartment							SS	PS	PS	PS	PS	SS			7.8
	Duplex/Triplex							PS	PS							Tables 7.6.2.A & 7.6.2.B
	Accessory Dwelling	PS	PS	PS	PS	PS	PS	PS								8.3.3.C

- The words "include" and "including" mean include or including by way of illustration and not by way of limitation.

**A-FRAME SIGN** - A portable sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form the base on which the sign stands.

**ABBATTOIR** - See Slaughterhouse.

**ABANDONMENT** - The relinquishment of property, or cessation of the use of property, by the owner or lessee without any intention of transferring rights to the property to another owner or of resuming the use of the property.

**ABUT-** Having property or District lines in common.

**ABUTTING PARCELS** - Parcels which are directly touching and have common parcel boundaries. (Parcels across a public right-of-way shall not be considered abutting.)

**ACCESSIBLE** - Having access to, but which first may require the removal of a panel, door or similar covering of the item described. See Accessible, Readily. (Source: North Carolina State Building Code, Vol. 1, § 202 and Vol. VII, § 202).

**ACCESSIBLE, READILY** - Having direct access without the need of removing any panel, door or similar covering of the item described, and without requiring the use of portable ladders, chairs, etc. See Accessible. (Source: North Carolina State Building Code, Vol. 1, § 202 and Vol. VII, § 202).

**ACCESSORY** – see Accessory Use.

**ACCESSORY APARTMENT** – see Accessory Dwelling.

**ACCESSORY DWELLING** - A Dwelling Unit that is accessory, supplementary, and secondary to the principal Dwelling Unit that may be constructed as an addition to the principal structure or as an accessory to the principal structure. An Accessory Dwelling is detached from the principal Dwelling Unit. See § 5.3 of this Ordinance.

**ACCESSORY STRUCTURE (APPURTENANT STRUCTURE)** - A structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

**ACCESSORY USE** - A subordinate Use of a Building or other Structure, or Use of land which is:

1. conducted on the same Lot as the principal Use to which it is related, and
2. clearly incidental to, and customarily found in connection with, such principal Use.

(See § 5.2 of this Ordinance.)

moving through the premises to transact business with a person outside the motor vehicle. Such establishments include, but are not necessarily limited to branch banks and fast-food restaurants.

**DRIVEWAY** - A private, vehicular access connecting a house, carport, parking area, garage, or other buildings with the street. A driveway is not a road, street, boulevard, highway, or parkway.

**DUPLEX** - A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof. A duplex may include: (1) a semidetached dwelling, which is a building containing two dwelling units attached horizontally (see illustration), or (2) a building with two units attached vertically, with one dwelling unit located on top of the other.

**DUST-FREE-** A land surface that is paved in one of the following methods: (1) asphaltic concrete, (2) cement concrete, (3) penetration treatment of bituminous material and a seal coat of bituminous binder and a mineral aggregate or (4) the equivalent of the above.

**DWELLING** - Any building which contains one or more "Dwelling Units" used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes. (Source: North Carolina State Building Code, Vol. 1, § 201.2 and Vol. VII, § 202).

**DWELLING, ATTACHED** - A building containing two (2) or more residential units, attached along and sharing one (1) or more common walls between any two (2) units, or stacked one (1) above the other, or attached to a non-residential use. An Attached Dwelling includes any residential unit above a non-residential use, Duplex, Triplex, Quadruplex, Townhouse or Rowhouse.

**DWELLING, MIXED USE** - Dwellings located above the ground floor of an institutional, civic, office, commercial or retail use. Mixed Use Buildings are a common feature of traditional town centers where shop owners lived above ground-floor businesses, and are sometimes referred to as "Live-Work Units." Where a Mixed Use Dwelling is permitted by this Ordinance within a particular district, the ground-floor retail uses are also permitted.

**DWELLING, MULTI-FAMILY-** A building or portion thereof designed for or occupied as five (5) or more dwelling units.

**DWELLING, SINGLE-FAMILY** - A building designed for occupancy by one (1) family.

**DWELLING, SINGLE-FAMILY DETACHED** - A Single-Family Dwelling Unit that is not attached to any other Dwelling Unit by any means and is surrounded by yards.

**DWELLING UNIT** - A dwelling unit is a single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. (Source: North Carolina State Building Code, Vol. 1, § 202 and Vol. VII, § 202).