



## New House & House Additions

### New House

The Town of Mint Hill regulates setbacks that must be observed when building a house. Information regarding these setbacks and your resulting building envelope can be found in our Unified Development Ordinance (UDO) Section 3.7.7 and/or Section 6.1.1.

#### ***How do I determine my setbacks?***

Generally, setbacks were determined when your lot was originally approved. Therefore, obtaining a copy of your Plat or referencing the approved subdivision plan is necessary. Otherwise, setbacks can be found in Section 6.1.1 of the UDO.

#### ***What if I can't find record of my setbacks?***

This problem occurs sometimes with older homes and lots formed before the 1970s. In this situation, you should contact the Mint Hill Planning Department for assistance.

#### ***Are there building material requirements and architectural standards?***

It depends. Is the property located in the Downtown or within a Conservation Subdivision? With the exception of the Conservation Subdivision and Downtown, the Town does not regulate architectural style and standards or building materials. Don't forget to check with your Home Owners Association, if you have one, for restrictive covenants in your subdivision.

### House Addition

***I want to add on to my house. How do I determine my setbacks?***

See above. Any additions would need to fall within the setbacks given for your property.

### Permitting

#### ***When is a permit required?***

Appropriate permits are required for any new construction, reconstruction, alteration, repair, movement to another site, removal or demolition of any building. Permits are required for the installation, extension, alteration or general repair of electrical, mechanical or plumbing systems. Permits are required to be grouped by the particular project and paid for by the general contractor or the homeowner acting as their own general contractor. Separate permits are required for building, electrical, heating, air conditioning and plumbing work.

Permits are **not** required for any work costing five thousand dollars or less, unless the work involves:

- The addition, repair, or replacement of load bearing structures;
- The addition or change in the design of a plumbing system;
- The addition, replacement or change in the design of a heating or air conditioning system;
- The addition, replacement or change in the design of an electrical system;
- The use of materials not permitted by the code;

#### ***Who may be involved in the permitting process?***

The Mint Hill Planning Department can answer questions, although all permitting actions will be completed by Mecklenburg County officials.

Contact Mecklenburg County Land Use and Environmental Services (LUESA)

2145 Suttle Avenue

Charlotte, NC 28208

Phone: 980-314-2633 or 311 (704-336-7600)