



Land Use Guide for Permitting Purposes

Town of Chapel Hill
Development Services

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Residential Use – Single Family Building Code

LAND USE	DESCRIPTION/ When to use	Example, CO details
Single Family	Any permit for a single family, detached dwelling unit on its own lot.	Free Standing home on its own lot, typically owned and occupied by 1 family / individual. <i>CO issued for each individual unit</i>
Accessory Apartment	Any permit for an accessory dwelling unit to a single family home. This accessory dwelling unit is on the same parcel as the main unit.	“In-law Suite,” Attic or Basement Apartment. Must be less than 750 ft ² or 50% of main house, whichever is less. Has same owner as the primary home but may be occupied by a different family / individual. <i>CO issued for each individual unit</i>
Duplex	Any permit for a Two-family / Duplex attached dwelling unit.	2 attached single family homes that share walls, floors or ceilings. Each unit requires a separate permit. <i>CO issued for each individual unit</i>
Mobile Home	Any permit for a single family, manufactured dwelling unit.	Free standing pre-assembled occupied by 1 family / individual. Mobile homes must be within a mobile home park. <i>CO Issued for each individual unit</i>

Multi-Family Residential Use – Commercial Building Code

LAND USE	DESCRIPTION/ When to use	Example, CO details.
Apartment (Occupancy)	Any permit for any attached multifamily dwelling units in a building or multiple buildings and associated property, all of which are owned and managed by a single entity.	Apartment complex or building where each unit is typically rented separately to 1 family / individual. Permits may be taken out for 1 or more units. <i>CO issued for groupings of units</i>
Condo (Occupancy)	Any permit for a single multifamily individually owned dwelling unit and parcel (or parcel extension) that is in a building or development where common areas and facilities are owned collectively	Condos differ from other uses primarily on ownership. Each unit can be owned separately but common areas and facilities are owned and managed by a condominium association. Separate permit required for each unit. <i>CO issued for each individual unit</i>
Multi-family (Common Areas)	Foundation and Shell work for new multifamily construction of any occupancy type OR any permit for work on common facilities of a multi-family building and/ or property.	Examples: renovation to clubhouse or building exterior. Permits are assigned to a common building address, established as needed, not to individual units. Work pertaining to individual dwelling units should be classified as that occupancy type of that unit (i.e. Apartment, condo). <i>CO issued for common areas only</i>
Mixed-Use (Common Areas)	Foundation and Shell work for new Mixed-Use construction of any type OR any permit for work on common facilities of the building and/ or property.	Examples: renovation to clubhouse or building exterior. Permits are assigned to a common building address, established as needed, not to individual units. Work pertaining to individual dwelling units should be classified as that occupancy type of that unit (i.e. Apartment, condo). <i>CO issued for common areas only</i>

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Triplex / Quadplex (Occupancy)	Any permit for a single unit in a group of 3 or 4 attached dwelling units.	3 or 4 units that share walls, floors or ceilings, such as a pinwheel home, or 3-flat. Each unit can be owned occupied separately. Permits are taken out for individual units <i>CO issued for each individual unit</i>
Townhouse (Occupancy)	Any permit for 2 or more individually owned attached dwelling units, typically in rows.	Row houses, 2 or more units that share walls. Each unit can be owned and occupied separately. Permits are taken out for individual units <i>CO issued for each individual unit</i>

Commercial / Institutional Use and Building Code

LAND USE	DESCRIPTION/ When to use	CO Details
Commercial Office	Any permit for a commercial office building or unit	Typically owned by a single party and leased to one or more organizations for general office use. Does not include medical offices or the sales of goods. Permit may be issued for one or more units, or an entire building. <i>CO issued for building or Unit</i>
Commercial Retail	Any permit for a commercial retail building or unit	Typically owned by a single party and leased to one or more businesses. Examples include stores such as groceries and boutiques where merchandise/ goods are displayed for sale. Prepared food sales are not included. Permit may be issued for one or more units, or an entire building. <i>CO issued for building or Unit</i>
Commercial Services	Any permit for a commercial service building or unit	Typically owned by a single party and leased to one or more businesses. Examples include restaurants, bars, coffee shops, dry cleaners, medical offices, where a service is rendered to the customer. Permit may be issued for one or more units, or a building. <i>CO issued for building or Unit</i>
Medical	Any permit for a medical facility or office	Typically owned by a single entity and leased to one or more medical services. Examples include Doctor's offices, Dentist Offices, Outpatient Surgery Facility, Hospitals and Wellness facilities. Permit may be issued for one or more units, or an entire building. <i>CO issued for building or Unit</i>
Mixed-Use	Foundation and Shell work for new Mixed-Use construction of any type OR any permit for work on common facilities of the building and/ or property.	Permits are assigned to a common building address, established as needed, not to individual units. Work pertaining to individual units should be classified by the use of that unit (i.e. Commercial retail, Medical). <i>CO issued for common areas only</i>
Trailer	Any permit for a temporary trailer	Examples: Construction, sales, school or other non-residential trailer or mobile building. Permit issued for each trailer. <i>CO issued for each trailer</i>
Institutional	Any permit for an institutional building	Typically owned and occupied by a single entity. Examples include religious facilities, retirement communities and government facilities such as schools and parks. Permit may be issued for an entire building or individual units (retirement community) <i>CO issued for building or Unit</i>