

## **PERMITTED USES IN SC (SHOPPING CENTER) ZONING IN IREDELL COUNTY**

### **Residential Uses:**

- v Accessory buildings & structures incidental to a permitted use as regulated by Section 3.9.
- v Bona fide farm building
- v Family care home (6 or less). **See SR 8**
- v Family day-care home (5 or less). **See SR 8**
- v Farm building. **See SR 55**
- v Kennel, private

### **Recreational Uses:**

- v Auditorium, assembly hall; indoor theaters.
- v Dance studios & schools, including aerobics.
- v Dance halls, including night clubs.
- v Golf course, including pro shop. **See SR 17**
- v Martial arts instructional schools.
- v Physical fitness centers.
- v Public parks.
- v Recreation facilities, public.
- v Recreation facilities, private; including country clubs, private neighborhood parks & multi-family recreation areas where the principle use is permitted in a zone.
- v Swim & tennis clubs. **See SR 20**
- v Swimming pool, private. **See SR 20**

### **Educational & Institutional Uses:**

- v Ambulance services.
- v Churches, synagogues, & other associated activities. **See SR 21**
- v Colleges or universities. **See SR 22**
- v Day care centers, nursery, kindergarten (6 or more). **See SR 23**
- v Governmental offices.
- v Libraries.
- v Museums & art galleries.
- v Post offices.
- v Retreat centers, non-profit. **See SR 22**
- v Schools, including public schools & private schools, having a curriculum similar to those given in public schools. **See SR 22**
- v Schools, specialty training, such as cosmetology, vocation or trade services, not elsewhere classified.

**Business, Professional, & Personal Services Uses:**

- v Accounting, auditing, or bookkeeping.
- v Administrative or managerial services.
- v Advertising agencies or representatives.
- v Agencies & offices rendering specialized services not involving retail trade such as real estate, insurance, advertising, architecture, engineering, & accounting and not listed elsewhere.
- v Animal grooming (no boarding or outdoor kennels)
- v Animal shelter. **See SR 54**
- v Automobile parking lots & facilities for permitted uses in the district.
- v Automobile parking (commercial).
- v Banking, including loan offices, investment houses, & ATMs
- v Barber & beauty shops.
- v Chiropractors offices.
- v Clothing alterations or repairs.
- v Communicative facilities, including radio & television broadcasting excluding towers that exceed the height limits.
- v Computer maintenance & repairs.
- v Computer services.
- v Contractors offices (no storage).
- v Convenience food stores.
- v Dental offices & laboratories.
- v Doctor offices & laboratories.
- v Dry cleaning & laundry facilities.
- v Economic, socio., or educational research.
- v Employment agencies, personnel agencies.
- v Finance or loan offices.
- v Insurance agencies.
- v Internal service facilities, incidental to permitted uses, including cafeterias, day care facilities, snack bars, pharmacies, optical stores, similar retail activities when conducted, solely for use of employees, patrons, or occasional visitors; provided, such activities are within the principle building & advertising for it is not permitted beyond the premises.
- v Laundromats.
- v Law offices.
- v Locksmith shops, including repair.
- v Medical, dental, or related offices.
- v Medical or dental laboratories.
- v Noncommercial research organizations.
- v Office not classified elsewhere (no retail).
- v Optometrists & ophthalmologists.
- v Photocopying & duplicating services.
- v Photography studio.
- v Picture framing shop.

- v Psychologist offices.
- v Real estate offices.
- v Rehabilitation or counseling services.
- v Service stations (not including truck stops). **See SR 24**
- v Shoe repair or shoeshine shops.
- v Signs as regulated by Article XI.
- v Stock, security or commodity brokers.
- v Structures & uses clearly incidental to a permitted use.
- v Tanning salons.
- v Travel agencies.
- v Utility company offices.
- v Vocational, business or secretarial schools.
- v Watch or jewelry repair shops.

**Retail Trade Uses:**

- v ABC sales for on premises consumption; bar. **See SR 33**
- v Antique shops.
- v Apparel sales.
- v Appliance sales & service.
- v Art studios & galleries.
- v Arts & crafts sales.
- v Bakeries, retail.
- v Bicycle sales & repair.
- v Book stores.
- v Camera & photography; sales & service.
- v Candy stores.
- v Carpet sales & storage.
- v Catalogue stores.
- v Clothing shops.
- v Computer sales.
- v Dairy products stores.
- v Department & variety stores.
- v Drug stores & pharmacies.
- v Electronic product sales.
- v Fabric or piece goods stores.
- v Farmers or produce markets.
- v Floor covering, drapery or upholstery.
- v Florist shop.
- v Furniture sales.
- v Gift, novelty, & souvenir shop.
- v Grocery store.
- v Hardware store.

- v Hobby & toy stores.
- v Home furnishings, miscellaneous.
- v Jewelry sales & repair.
- v Leather goods sales.
- v Lighting goods sales.
- v Liquor stores.
- v Miscellaneous retail sales.
- v Music stores including instrument repair.
- v Newsstands.
- v Office supply stores.
- v Optical goods sales.
- v Paint, glass, & wallpaper stores.
- v Pet stores.
- v Radio & television, stores & repairs.
- v Record & tape stores.
- v Restaurants.
- v Retail sales & service where not classified elsewhere, and where all retail sales & services are conducted within an enclosed building.
- v Service stations, gasoline (no major repair). **See SR 24**
- v Shoe sales and/or repair.
- v Shopping centers & malls.
- v Sporting goods stores.
- v Tobacco stores.
- v Video tape rental & sales.
- v Woodworking shops, retail.

**Manufacturing and Industrial Uses:**

- v Printing & publishing.

**Public Works Facilities, Utilities, & Infrastructure Uses:**

- v Electric transmission distribution poles, towers supporting cable, lines, & related appurtenances.
- v Governmental public works facilities, utilities, infrastructure & appurtenances.
- v Natural gas distribution lines & related appurtenances.
- v Sewage collection lines, pump stations & appurtenances.
- v Sewage treatment plants, non-governmental public. **See SR 49**
- v Telephone & television cable poles, towers supporting cable, lines, & related appurtenances.
- v Water distribution lines, booster pumps, storage facilities & appurtenances.
- v Water treatment plants, non-governmental public. **See SR 49**

\*Please call the Iredell County Planning Department for information on SR (special requirement)

numbers, special use permits, or any other questions that you have.