

FEES—Effective July 1, 2011

Zoning Permit	\$75.00*
Existing Septic Inspection	\$150.00
New Septic Inspection	\$500.00
New Well Inspection	\$495.00
In Office Review	\$25.00
Grading Permit	\$60.00*

Building Permits	
Blanket Permit	\$0.44/sq.ft*
Other	\$0.20/sq.ft*

Mobile Homes (Blanket Permit, includes electrical, plumbing and mechanical)	
Single-wide	\$350.00*
Double-wide	\$450.00*
Triple-wide	\$500.00*

Electrical Permit	\$0.75/amp*
Service Change	\$75.00*
Saw Service Pole	\$60.00*
Temporary Power	\$200.00*

Plumbing Permit	\$10.00/fixture or trap*
Water Heater	\$60.00*
Sewer/Septic Tie In	\$60.00*
Gas Piping	\$60.00*
Sprinkler	\$75.00*

Mechanical Permit	
1-5 ton	\$60.00*
6-10 ton	\$75.00*
11-25 ton	\$100.00*
over 25 ton	\$6.00/ton*

*Add 3% technology fee to item. For other fees, check fee schedule on website: www.co.iredell.nc.us



Other

Swimming Pool	\$150 (+\$60 for electrical)*
Demolition	\$200 (valid 60 days)*

CONTACTS

Zoning Department

Alaina Dillard	704-832-1842
Faye Wagoner	704-878-5362

Inspections Department

Elaine Somers	704-878-3129
Carissia Plyler	704-878-2007
Lorrie Moore	704-928-2021

Erosion Control

Kenny Llywelyn	704-878-5361
Randy Moore	704-832-2352



**Iredell County Department of
Planning, Development &
Transportation Services**
PO Box 788/349 N. Center St.
Statesville, NC 28687
Phone: 704-878-3118



**RESIDENTIAL DEVELOPMENT
STANDARDS**



WHEN IS A ZONING PERMIT
REQUIRED?

A zoning permit is required for any structure, addition, or use on a property. This includes houses, mobile homes, storage buildings, carports, detached garages, swimming pools, commercial uses and buildings, porches, sun rooms, piers, and any other structure or use.



WHERE DO I GO FIRST?

The first place you start is with the Zoning Office. No other permit can be issued until you have zoning approval. There are five different zoning jurisdictions within the County as well as one Town that does not have zoning. Mooresville, Statesville, Harmony, and Troutman all have their own zoning jurisdictions. Love Valley does not have zoning. The remainder of the county is within Iredell County jurisdiction. We can help to determine which jurisdiction you are in.

ZONING SETBACKS

Different structures have different setbacks. The typical setbacks for houses or mobile homes are 35' from the front property line, 15' from the side property lines, and 35' from the rear property line. On a corner lot, there is a 25' setback from the side line



adjacent to the street. On a lake lot there is a 50' setback from the 760' contour line for all structures. For accessory structures like swimming pools, storage buildings, and detached garages, there is a 10' setback from the side and rear property lines, and a 20' setback from a side line adjacent to a street. These structures must be located behind the front building line unless you have a double frontage lot (a lot with road access in front and rear, or waterfront property). On double frontage lots may be located in the front provided they meet a 35' setback from the road right of way. Any additions made to an existing structure must meet the same setbacks as the structure. All of these structures require a zoning permit. For a storage buildings more than 12' in any direction, a building permit is also required.



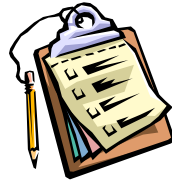
On a double frontage lot (a lot with road access in front and rear, or waterfront property). On double frontage lots may be located in the front provided they meet a 35' setback from the road right of way. Any additions made to an existing structure must meet the same setbacks as the structure. All of these structures require a zoning permit. For a storage buildings more than 12' in any direction, a building permit is also required.



For more information on setbacks or other zoning information you can call the Planning Department or check our website: www.co.iredell.nc.us



HOW TO APPLY



To apply for a zoning approval and septic approval, you must come to the Planning office located at 349 North Center Street in downtown Statesville.

The permit window is open from 8:00 am to 4:30 pm. We suggest, however, that you try to be in the office

GETTING HEALTH DEPARTMENT APPROVAL

After you have gotten your zoning permit, the next step is to call the Iredell County Health Department for well and septic inspections. They will schedule a day to meet you on the property to do the inspections. Make sure you have all the paperwork that the zoning office gives you when you meet the health inspector. After the inspection, you will get the health permit (pink copy of the septic layout). You will need to bring that permit with you to get a building permit.



GETTING A GRADING PERMIT

All new homes in Iredell County (except in Love Valley) need grading permits. The grading permit must be obtained before the building permit. In addition, homes located in a water-supply watershed have to submit Erosion Control Plans if they are disturbing more than a half-acre. The builder must install measures to prevent soil erosion.

GETTING A BUILDING PERMIT

The next step (after getting a health permit) is to get a building permit. You or your contractor must have the health permit and the calculations for heated square footage and unheated square footage. You cannot be issued a building permit on a lot that is not recorded.



GETTING AN ELECTRICAL PERMIT

You or your contractor must know the amperage for the electrical permit.



GETTING A PLUMBING PERMIT

You or your contractor must know the number of plumbing fixtures and traps for plumbing permit.

GETTING A MECHANICAL PERMIT



You or your contractor must know the number of BTUs for mechanical permits.

The fees for these permits are included in this brochure. Make sure that all inspections are called in at the appropriate time. After the final inspection a Certificate of Occupancy will be issued, allowing you to move into the home or use the structure.

