

PERMITTED USES IN RA (RESIDENTIAL AGRICULTURAL) ZONING IN IREDELL COUNTY

Residential Uses:

- Accessory buildings & structures. **See R 1**
- Agricultural tourism. Special Use Permit Required. **See R 2**
- Airstrips, private. Special Use Permit Required. **See R 3**
- Bed & breakfast. **See R 4**
- Bona fide farm building
- Cluster subdivision. **See R 5**
- Dwelling, accessory dwelling unit. **See R 6**
- Dwelling, single-family detached
- Dwelling, two-family. **See R 7**
- Dwelling, accessory mobile home. **See R 8**
- Dwelling, mobile home, doublewide. **See R 9**
- Dwelling, mobile home, singlewide. **See R 10**
- Facilities on or adjacent to Lake Norman. **See R 12**
- Family care home (6 or less). **See R 13**
- Family day-care home (8 or less). **See R 13**
- Farm building. **See R 14**
- Fences and walls. **See R 15**
- Kennel, private
- Home occupation, customary. **See R 16**
- Home occupation, grading & contractor's operations. Special Use Permit Required. **See R 17**
- Home occupation, rural. **See R 18**
- Major subdivisions. **See R 5**
- Mobile home park. Special Use Permit Required. **See R 19**
- Piers. **See R 12**
- Planned unit developments. Conditional Use Rezoning Required. **See R 20**
- Septage or sludge disposal sites. **See R 21**
- Swimming pools, residential accessory. **See R 22**
- Temporary buildings. **See R 23**
- Temporary events. **See R 24**
- Yard sales, residential (limit 4 per year).

Recreational, Educational, & Institutional Uses:

- Ambulance services
- Cemetery. **See R 26**
- Churches, synagogues & other associated activities. **See R 26**
- Colleges or universities. **See R 27**
- Correctional institutions
- Cruise boats. Special Use Permit Required. **See R 28**

- Day care centers, nursery, kindergarten (6 or more). Special Use Permit Required. **See R 29**
- Fraternal & social associations or organizations. Special Use Permit Required. **See R 30**
- Golf course, including pro shop. **See R 30**
- Governmental offices and facilities
- Hospitals, public & private. **See R 27**
- Lake access lot, private use only
- Lake access lot, open to public. **See R 32**
- Libraries
- Marinas, commercial. Special Use Permit Required. **See R 33**
- Nursing and convalescent homes, congregate and group care. Special Use Permit Required. **See R 27**
- Orphanages and similar philanthropic institutions
- Post offices
- Private recreational vehicle campsites. **See R 34**
- Public parks
- Recreation facilities, private; including country clubs, private neighborhood parks & multi-family recreation areas where the principle use is permitted in a zone
- Recreation facilities, public
- Retreat centers. Special Use Permit Required. **See R 27**
- Rural commercial recreation facilities. Special Use Permit Required. **See R 30**
- Saddle, hunting, fishing, boating, & similar clubs. Special Use Permit Required. **See R 30**
- Schools, including public & private, having a curriculum similar to those given in public schools. **See R 35**
- Shooting ranges, indoor. Special Use Permit Required. **See R 36**
- Shooting ranges, outdoor. Special Use Permit Required. **See R 36**
- Swim & tennis clubs. **See R 37**
- Swimming pool, private. **See R 37**

Commercial Uses:

- Animal clinics & hospitals; including totally enclosed kennels operated in connection with animal clinics or hospitals. Special Use Permit Required. **See R 45**
- Animal shelter. **See R 40**
- Automobile parking lots & facilities for permitted uses in the district
- Boat service stations, no major repairs. Special Use Permit Required. **See R 43**
- Farm machinery sales & service. Special Use Permit Required. **See R 45**
- Farm type enterprises (services). **See R 45**
- Kennels, commercial. **See R 47**
- Recreational vehicle parks or campsites. Special Use Permit Required. **See R 49**
- Rural commercial. **See R 50**

Manufacturing & Industrial Uses:

- Landfill, building debris, private. Special Use Permit Required. **See R 54**
- Rural Sawmill or planing mills. Special Use Permit Required. **See R 59**
- Winery. Special Use Permit Required. **See R 60**

Public Works Facilities, Utilities, & Infrastructure Uses:

- Electric transmission distribution poles, towers supporting cable, lines, & related appurtenances
- Governmental public works facilities, utilities, infrastructure & appurtenances
- Natural gas distribution lines & related appurtenances
- Radio, television & similar transmitting towers but not including wireless telecommunication towers. Special Use Permit Required. **See R 61**
- Sewage collection lines, pump stations & appurtenances
- Sewage treatment plants, non-governmental public. **See R 62**
- Telephone & television cable poles, towers supporting cable, lines, & related appurtenances
- Water distribution lines, booster pumps, storage facilities & appurtenances
- Water treatment plants, non-governmental public. **See R 62**
- Wind energy structure. Special Use Permit Required. **See R 63**
- Wireless telecommunications towers & facilities. **See R 64**

The regulations of this district are intended to encourage the continuance of agricultural uses as well as to insure that residential development NOT having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.

*Please call the Iredell County Planning Department for information on R (performance requirement) numbers, special use permits, or any other questions that you have.