

PERMITTED USES IN R-12 (SINGLE-FAMILY RESIDENTIAL) ZONING IN IREDELL COUNTY

Agricultural & Residential Uses:

- Accessory buildings & structures. **See R 1**
- Bed & Breakfast. **See R 4**
- Bona-fide farm building
- Cluster subdivisions. **See R 5**
- Dwelling, accessory dwelling unit. **See R 6**
- Dwelling, single-family detached
- Dwelling, two-family (duplex). **See R 7**
- Facilities on or adjacent to Lake Norman/Piers. **See R 12**
- Family care home (6 or less). **See R 13**
- Fences and walls. **See R 15**
- Home Occupation, Customary. **See R 16**
- Home Occupation, rural. **See R 18**
- Kennel, private
- Major subdivisions. **See R 5**
- Planned Unit Developments. Conditional Rezoning required. **See R 20**
- 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:

- Churches, synagogues & other associated activities. **See R 26**
- Colleges or universities. Special Use Permit required. **See R 27**
- Golf course, including pro shop. **See R 30**
- Governmental offices and facilities
- Post offices
- 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
- Schools, including public & private, having a curriculum similar to those given in public schools. Special Use Permit required. **See R 35**
- Swimming pool, private. **See R 37**

Commercial Uses:

- Automobile parking lots & facilities for permitted uses in the district
- Signs as regulated by Article XI

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
- Sewage collection lines, pump stations & appurtenances
- Sewage treatment plants, non-governmental public. Special Use Permit required.
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. Special Use Permit required.
See R 62
- Wind energy structure. Special Use Permit required. **See R 63**
- Wireless telecommunications towers & facilities. **See R 64**

This district is a medium-density neighborhood consisting of single-family residences along with limited home occupations and private and community uses. This district will accommodate residences with access to both public water and sewerage.

*Please visit our website at <http://www.co.iredell.nc.us/236/Planning-Development> and click on County Codes and Plans tab and select Land Development Code under Chapter 3 for more information, or call the Iredell County Planning & Development Department for information on R (performance requirement) numbers, special use permits, or any other questions.