



Montgomery County Central Permitting *Planning and Zoning Department*

444 North Main Street • Troy, North Carolina 27371

Phone • (910) 572-3304 Fax • (910) 576-0043

List of Permitted & Conditional Uses - Commercial

All structures within the jurisdiction of Montgomery County require application and approval of a zoning permit. This includes, but is not limited to: commercial or industrial structures, homes (modular, stick built, or manufactured), swimming pools, decks, storage buildings of any size, greenhouses, pole barns, or any other accessory structure. In addition, zoning permits are required to commence any use of an existing structure or structures, regardless of previous use.

Uses not designated by right or permitted subject to additional conditions shall be considered a conditional use and subject to Article V of the Montgomery County Zoning Ordinance.

Commercial Zoning District (C)

- **Permitted Uses**
 - Banks and other financial institutions
 - Barber and beauty shops
 - Grocery stores, drug stores, and dry goods stores
 - Hardware stores
 - Laundries, laundromats and dry cleaning pick up stations
 - Wireless facilities and wireless support structures up to 150 feet in height
 - All uses which are permitted in the R-1, R-2, and R-3 Residential zoning districts
- **Permitted Uses with Standards and Conditions**
 - Any uses permitted with standards and conditions in the R-1, R-2, and R-3 Residential Districts.
- **Conditional Uses**
 - Live bait stores
 - Marinas and minor boat facilities
 - Service stations (all major automobile repair or storage shall be performed inside the structure)
 - Highway fruit stands and gift shops
 - Building material sales
 - Heavy farm equipment sales and services
 - Mobile home and trailer sales
 - Motels
 - New and used car sales
 - Nursery and garden stores
 - Veterinarians and kennels
 - Amusement places, including open air drive in theaters
 - Automobile parts and accessories
 - Automobile repair
 - Boat and marine sales
 - Farmer's market
 - Day care facilities
 - Funeral homes
 - Storage services and warehousing (excluding mini-warehouses)
 - Wireless facilities and wireless support structures greater than 150 feet in height



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- **Conditional Uses with Specific Standards (Article V – Section 5)**
 - Arenas
 - RV Parks
 - Cabin Rentals
 - Primitive Camping
 - Mini-storage
 - Motorsports
 - RV and Boat Outdoor Storage