



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 - Residential

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.

Residential 1 Zoning District (R-1)

○ **Permitted Uses**

- Agriculture (bona fide farms).
- Silviculture (forestry).
- Stick built homes (single-family dwellings only).
- Modular homes built to North Carolina Building Code (single-family dwellings only).
- Parks, playgrounds, community centers, schools, churches, cemeteries, country clubs, golf courses.
- Greenhouse and nursery operations (no commercial sales on premises)
- Public utility substations or pumping stations
- Fire stations, police stations, rescue squad/EMS stations (Public Safety Facilities)
- Residential planned developments (subject to Article VII of the Montgomery County Zoning Ordinance).
- Home occupations – limited to residences of premises. Uses shall not occupy more than 25% of the total floor area of the home. No products or displays shall be visible from the street.
- Accessory mobile home – custodial relationship (temporary use).

Residential 2 Zoning District (R-2)

○ **Permitted Uses**

- All uses permitted in the R-1 residential district
- Double wide manufactured homes
- Multi-family dwellings

○ **Permitted Uses with Standards and Conditions**

- Any uses permitted with standards and conditions in the R-1 Residential District.
- Photovoltaic (PV) Facilities (see Article III, Sec. 2.3[B] for full text)

○ **Conditional Uses**

- Wireless facilities & wireless support structures

○ **Conditional Uses with Specific Standards**

- Rental Cabins
- Primitive Camping



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List of Permitted & Conditional Uses – Residential (continued)

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Residential 3 Zoning District (R-3)

- **Permitted Uses**
 - All uses permitted in the R-1 and R-2 residential districts
 - Single wide manufactured homes
 - Wireless facilities & wireless support structures up to 150 feet in height
- **Permitted Uses with Standards and Conditions**
 - Any uses permitted with standards and conditions in the R-1 & R-2 residential districts.
- **Conditional Uses**
 - Wireless facilities & wireless support structures greater than 150 feet in height
- **Conditional Uses with Specific Standards**
 - Rental Cabins
 - Primitive Camping