



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 - Industrial

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.

Industrial Zoning District (I)

- **Permitted Uses**
 - Apparel and other finished products - manufacturing
 - Printing, publishing, and allied industries
 - Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing
 - Public utility substations, pumping stations, water storage facilities, and water treatment plants
 - Textile mill products – manufacturing
 - Transportation terminals and facilities
 - Warehousing and storage services, including mini-storage and RV/Boat outdoor storage
 - Wholesale trade, except for petroleum bulk stations
 - Fabricated metal products – manufacturing
 - Lumber and wood products – manufacturing
 - Milling and animal feed preparation
 - Mobile home and modular home manufacturing
 - Rubber and miscellaneous plastic products – manufacturing
 - All uses which are permitted in the R-1, R-2, R-3, and Commercial districts
 - 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, and R-3, and Commercial Districts.
- **Conditional Uses**
 - Abattoirs, slaughter houses, and meat processing plants
 - Commercial or industrial incinerators
 - Junk yards and auto salvage yards
 - Landfills
 - Sewage treatment plants
 - Scrap and waste materials processing
 - Any establishments emitting offensive smoke, dust, noise or odor shall only be approved on finding that the public health is not impaired, and surrounding land use will not be adversely affected
 - Paper and allied products – manufacturing
 - Chemical and allied products – manufacturing
 - Food and kindred products – manufacturing
 - Wireless facilities & wireless support structures greater than 150 feet in height



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- **Conditional Uses with Specific Standards (Article V – Section 5)**
 - Arenas
 - Cabin Rentals
 - Primitive Camping
 - Motorsports