



Montgomery County Central Permitting *Planning and Zoning Department*

444 North Main Street • Troy, North Carolina 27371
Phone • (910) 572-3304 Fax • (910) 576-0043

Planning and Zoning FAQ

Does Montgomery County have a zoning ordinance?

- Yes. The Board of Commissioners officially adopted countywide zoning in 2001. This ordinance is located on the County Website.

Does Montgomery County have a subdivision ordinance?

- Yes. The Subdivision Ordinance was substantially amended on September 15th, 2015. A copy of the ordinance is located on the County Website.

Do I need a zoning permit?

- All structures within the jurisdiction of the Montgomery County Zoning Ordinance require application and approval of a zoning permit unless otherwise exempt under state law. 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(s), regardless of previous use.

What are my setbacks?

- Setback requirements are found on the "Lot Size and Setback Distance Checklist" found on the County Website. If you have further questions, please contact the Planning Department at (910) 572-3304.

How much land do I need to build a house?

- There is no minimum lot size to for building a house, as long as you can meet setbacks from property lines. Please be aware that all new lots in Montgomery County must meet lot size requirements as dictated by the Zoning and/or Subdivision Ordinance.

I want to subdivide my property. What do I need to do?

- Contact a licensed North Carolina surveyor of your choice to subdivide the property. New lots must abide all requirements found in the Montgomery County Zoning Ordinance and Montgomery County Subdivision Ordinance.

What are setback lines for fences or trees?

- Montgomery County does not have setback regulations for fences and trees. If you are in a neighborhood with a Homeowners Association, they may have regulations. Please contact your HOA before construction.

What do I need to do to get a perk test done?

- Contact Environmental Health at (910) 572-3304.

I want to put a manufactured home (or another livable residence) on my property where my house is located now.

- Up to 3 residential structures are allowed to be located on residential property provided you have 20,000 square feet of space per residence.



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What can I do about my neighbor who doesn't cut their grass?

- Montgomery County does not have an ordinance against tall grass. If you are in a neighborhood with a Homeowners Association, they may have regulations. Please contact your HOA.

My neighbor has junk vehicles on their property. Who regulates this?

- Pursuant to the Montgomery County Junk Vehicle Ordinance, the Inspections Department handles junk vehicle complaints. They may be reached at (910) 572-3304. Some Homeowners Associations may also have regulations against junk vehicles. It is recommended to contact your HOA as well.

Is there a water or sewer line in front my house?

- Please contact the Montgomery County Utilities Department at (910) 572-3304.

For what purposes can I use my property?

- Please contact the Montgomery County Planning Department at (910) 572-3304 or refer to the relevant checklist included on this website.

What is the zoning of my property?

- You can find the zoning of your property by using the Montgomery County GIS Website (<http://arcgis.webgis.net/nc/Montgomery/>). If you have further questions, please contact the Montgomery County Planning Department at (910) 572-3304.

Can the zoning of my property be changed?

- The zoning classification of a property is set by the Board of Commissioners. The Board of Commissioners has the authority to re-zone property in County Jurisdiction following a public hearing. There is a formal process to be followed. All rezoning requests must first be reviewed by the Montgomery County Planning Board. Generally, a rezoning request takes approximately 2 months. Please contact the Montgomery County Planning Department at (910) 572-3304 for more information.

I would like to request a variance from the Zoning Ordinance. What do I need to do?

- Variance requests appear before the Board of Adjustment in a public hearing setting. There is a formal process to be followed. A variance request takes approximately 2 months. Please contact the Montgomery County Planning Department at (910) 572-3304 for more information.

I would like to request a conditional use permit. What do I need to do?

- Conditional use requests are first reviewed by the Planning Board and then forwarded with their recommendation to the Board of Commissioners in a public hearing setting. There is a formal process to be followed. Conditional use permit requests generally take 3 months for completion. Please contact the Montgomery County Planning Department at (910) 572-3304 for more information.



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I would like to appeal the decision of the Zoning Administrator. What do I need to do?

- Please contact Montgomery County Administration at (910) 576-4221. Appeals are taken to the Board of Adjustment and follow standard public hearing procedures. There is a \$100.00 fee that must be paid prior to the Board of Adjustment hearing the appeal.

Can I operate a business out of my home?

- Yes, provided the business consists of 25% or less of the gross floor space of the residence. Other regulations may apply. Please contact the Montgomery County Planning Department at (910) 572-3304.

What do permits cost?

- Planning Department fees are listed on the county website. Planning and Zoning fees are associated with the Planning Department only. Building Inspections and Environmental Health have separate fee schedules.