

PERMITTED USES IN HB (HIGHWAY BUSINESS) ZONING IN IREDELL COUNTY

Agricultural & Residential Uses:

- Accessory buildings & structures. **See R 1**
- Bed & Breakfast. **See R 4**
- Bona-fide farm building
- Facilities on or adjacent to Lake Norman/Piers. **See R 12**
- Family care home (6 or less). **See R 13**
- Farm building. **See R 14**
- Fences and walls. **See R 15**
- Kennel, private
- Home Occupation, Customary. **See R 16**
- Home Occupation, rural. **See R 18**
- Major subdivisions. **See R 5**
- Temporary buildings. **See R 23**
- Temporary events

Recreational, Educational, & Institutional Uses:

- Ambulance services
- Amusement arcades and indoor places of entertainment; including bowling alleys, pool rooms, skating rinks & batting cages
- Auditorium, assembly hall; indoor theaters
- Batting cages, outdoor. **See R 25**
- Bingo games
- Cemetery. **See R 26**
- Churches, synagogues & other associated activities. **See R 26**
- Colleges or universities. **See R 27**
- Dance studios & schools, including aerobics
- Dance halls, including night clubs
- Daycare centers, nursery, kindergarten (6 or more). **See R 29**
- Event centers. **See R 66**
- Fraternal & social associations or organizations
- Fortune tellers, astrologers
- Golf course, including pro shop. **See R 30**
- Golf driving ranges. **See R 25**
- Governmental offices and facilities
- Homeless shelters. Special Use Permit required. **See R 31**
- Hospitals, public & private. **See R 27**
- Libraries
- Martial arts instructional schools

- Miniature golf facilities. **See R 25**
- Museums & art galleries
- Nursing and convalescent homes, congregate and group care. **See R 27**
- Orphanages and similar philanthropic institutions
- Physical fitness centers
- Post offices
- Public parks
- Recreation facilities, commercial
- 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
- Retreat centers. **See R 66**
- Saddle, hunting, fishing, boating, & similar clubs. **See R 30**
- Schools, including public & private, having a curriculum similar to those given in public schools. **See R 35**
- Schools, specialty training, such as cosmetology, vocation or trade services, *NOT* elsewhere classified
- Swim & tennis clubs. **See R 37**
- Swimming pool, private. **See R 37**

Commercial Uses:

- Accounting, auditing, or bookkeeping
- Administrative or management services
- Advertising agencies or representatives
- Agencies & offices rendering specialized services *NOT* involving retail trade such as advertising, architecture, engineering, & *NOT* listed elsewhere
- Animal clinics & hospitals; including totally enclosed kennels operated in connection with animal clinics or hospitals/veterinary offices. **See R 45**
- Animal grooming and pet daycares (no boarding or outdoor kennels)
- Animal shelter. **See R 40**
- Antique shops
- Apparel sales
- Appliance sales & service
- Art studios & galleries
- Arts & crafts sales
- Automobile & truck dealers; new & used
- Automobile parking lots & facilities for permitted uses in the district
- Automobile parking (commercial)
- Automobile parts & supply store
- Automobile rental & leasing

- Automobile repair & service (excluding storage of wrecked or junked vehicles).
See R 41
- Automobile washing facilities
- Composting facility. Special Use Permit required. **See R 43**
- Farm type enterprises (services). **See R 45**
- Bakeries, retail
- Banking, including loan offices, investment houses, & ATM's
- Bar. **See R 38**
- Barber & beauty shops
- Bicycle sales, service & repair
- Boat dealers; sales, service & repair
- Book stores
- Building supply dealers & specialty shops
- Bus stations
- Camera & photography; sales & service
- Candy stores
- Carpet sales & storage
- Clothing shops including alterations or repairs
- Communicative facilities, including radio & television broadcasting excluding towers that exceed the height limits
- Computer services, including sales, maintenance & repairs
- Contractors offices (no storage)
- Convenience food/gas station
- Crematories not associated with a funeral home
- Dairy product stores
- Department & variety stores
- Drive-in theaters. **See R 44**
- Drug stores & pharmacies
- Dry cleaning & laundry facilities
- Economic, socio., or educational research
- Employment agencies, personnel agencies
- Equipment sales, rental & leasing, including repair
- Exterminating services
- Fabric or piece goods stores
- Farm machinery sales & services. **See R 45**
- Farm type enterprises (services). **See R 45**
- Farmers or produce markets. **See R 45**
- Flea market
- Floor covering, drapery or upholstery
- Florist shop
- Fuel oil sales

- Funeral homes
- Furniture sales
- Furniture repair, including upholstery & refinishing
- Garden centers or retail nurseries. **See R 45**
- Gift, novelty, & souvenir shop
- Grocery store
- Hardware store
- Hobby & toy stores
- Home furnishings, miscellaneous
- Insurance agencies
- Internal service facilities, incidental to permitted uses, including cafeterias, daycare facilities, snack bars, pharmacies, optical stores, similar retail activities when conducted, solely for use of employees, patrons, or occasional visitors; provided, such activities are within the principle building & advertising for it is *NOT* permitted beyond the premises
- Jewelry sales & repair
- Kennels, commercial. Special Use Permit required. **See R 47**
- Laundromats
- Law offices
- Leather goods sales
- Lighting goods sales
- Liquor stores
- Locksmith shops, including repair
- Medical offices or laboratories
- Mini-warehouse/self-storage. **See R 48**
- Mobile homes sales & service
- Motels & hotels
- Motion pictures productions
- Motorcycle/ATV sales & service
- Music stores including instrument repair
- Newsstands
- Noncommercial research organizations
- Office, *NOT* classified elsewhere (no retail)
- Office supply store
- Optical goods sales
- Paint, glass, & wallpaper stores
- Pawn shop
- Pet stores
- Photocopying & duplicating services
- Photo finishing laboratories
- Photography studio
- Picture framing shop

- Private clubs
- Real estate offices
- Recreational vehicle parks & campsites. **See R 49**
- Recreational vehicles, sales & service
- Refrigerator or appliance repairs
- Rehabilitation or counseling services
- Restaurants
- Retail sales & service where *NOT* classified elsewhere, and where all retail sales & services are conducted within an enclosed building
- Retail sales & service *NOT* classified elsewhere including outdoor storage
- Service stations (*NOT* including truck stops). **See R 42**
- Service stations, gasoline (no major repair). **See R 42**
- Shopping centers & malls
- Signs as regulated by Article XI
- Sporting goods stores
- Stock, security or commodity brokers
- Structures and uses clearly incidental to a permitted use
- Tanning salons
- Taxi terminals
- Taxidermists
- Tire dealers & service, including tire recapping
- Tobacco stores
- Travel agencies
- Truck stops
- Truck & utility trailer rental, sales & leasing
- Truck washing
- Utility company offices
- Woodworking shops

Manufacturing, Industrial, & other High-intensity Uses:

- Printing & publishing

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. **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. **See R 62**
- Wind energy structure. Special Use Permit required. **See R 63**
- Wireless telecommunications towers & facilities. **See R 64**

These commercial districts are designed to serve the special needs of the traveling public. They also provide space for indoor and outdoor recreational uses which require large lots. It is very important that such districts be developed in accordance with high standards.

*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.