

PERMITTED USES IN OI (OFFICE-INSTITUTIONAL) 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**
- Home Occupation, Customary. **See R 16**
- Home Occupation, rural. **See R 18**
- Kennel, private
- Major subdivisions. **See R 5**
- Temporary buildings. **See R 23**
- Temporary events. **See R 24**

Recreational, Educational, & Institutional Uses:

- Ambulance services
- Cemetery. **See R 26**
- Churches, synagogues & other associated activities. **See R 26**
- Colleges or universities. **See R 27**
- Dance studios & schools, including aerobics
- Daycare centers, nursery, kindergarten (6 or more). **See R 29**
- Fraternal & social associations or organizations
- Golf course, including pro shop. **See R 30**
- Governmental offices and facilities
- Homeless shelters. Special Use Permit required. **See R 31**
- Hospitals, public & private. **See R 27**
- Libraries
- Martial arts instructional schools
- Museums & art galleries
- Nursing & convalescent homes; congregate & group care. **See R 27**
- Orphanages and similar philanthropic institutions
- Physical fitness centers
- Post offices
- Public parks
- 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 R37**
- 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 shelter. **See R 40**
- Automobile parking lots & facilities for permitted uses in the district
- Banking, including loan offices, investment houses, & ATM's
- Barber & beauty shops
- Communicative facilities, including radio & television broadcasting excluding towers that exceed the height limits
- Computer services, including sales, maintenance & repairs
- Contractors offices (no storage)
- Economic, socio., or educational research
- Employment agencies, personnel agencies
- Funeral homes
- 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
- Law offices
- Medical offices or laboratories
- Office, *NOT* classified elsewhere (no retail)
- Real estate offices
- Rehabilitation or counseling services
- Signs as regulated by Article XI
- Stock, security or commodity brokers
- Structures and uses clearly incidental to a permitted use
- Tanning salons
- Travel agencies

- Utility company offices

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**

The purpose of this district is to establish areas exclusively for office, institutional, and other low-density commercial uses which do not materially detract from nearby residential areas and to provide a buffer between purely business and purely residential areas. In order to utilize the higher density residential lot sizes, water and sewer will be required.

*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.