

RESIDENTIAL AND AGRICULTURAL – 40 ZONING FACT

Districts in which the principal use of the land is for single family dwellings, duplexes, and agriculture and discouraging any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets. (Reference section 3.6)

RA-40

Permitted Uses ([Chapter 6](#))

- Agricultural Uses and Buildings (Not in a Bona Fide Farm)
- Single Family Dwellings
- Duplex Dwellings
- Family Care Home (6 or less)
- Manufactured Home
- Personal Workshop
- Government Facility
- Neighborhood Park
- Recreation, Low Impact Outdoor
- Public & Private Utility Facilities
- Antenna Collocation, Minor
- Accessory Dwelling Located within a Stick-Built Dwelling
- Accessory Manufactured Home (requires 60,000 square foot lot)
- Accessory Stick-Built Dwelling
- Carport or Garage
- Home Occupation, Level 1
- Family Health Care Structure
- Cemetery, Family
- Child Care Home Facility
- Accessory Swimming Pool
- Accessory Indoor Athletic Courts (only allowed as an accessory use when clearly incidental to a major subdivision)
- Amateur Radio and Receive-only Antennas
- Solar Collectors, On-Site Use
- Construction Office, Temporary
- Temporary Land Clearing
- Manufactured Home or RV, Temporary
- Temporary Events (Special Event)
- Temporary Family Health Care Structures



Jacques Wood—Crystal Lake

[Special Use Permit \(S\) - Require Board Approval](#)

- Nursing Home
- Cemetery or Mausoleum, Commercial
- Child Care Facility
- Antenna Collocation, Major
- Small Wireless Facility
- Residential Major Subdivision

Permitted in [Conditional Zoning](#) District (Z) - Require Board Approval

- Bed and Breakfast

Related Links:

- [Moore County Unified Development Ordinance](#)
- [Chapter 8 Specific Use Standards](#)

SETBACKS AND DIMENSIONAL REQUIREMENTS**Lot Dimensions**

Minimum Lot Size 40,000 square feet

Minimum Lot Width 100 feet

Minimum Lot Frontage 100 feet

Maximum Building Height 40 feet

Principal Structure Setbacks

Front Setback 40 feet

Side Setback 15 feet (Side setbacks may be zero for party walls between duplex dwellings on adjacent lots)

Side Setback (Corner) 25 feet

Rear Setback 30 feet

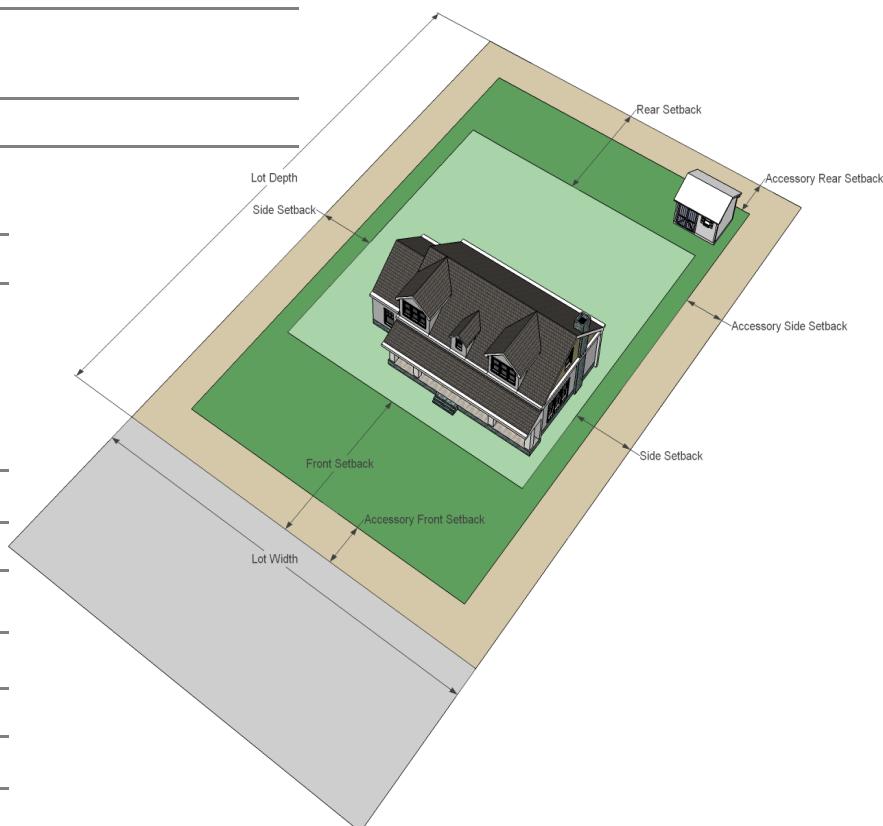
Accessory Building Setbacks

Front Setback 40 feet

Side Setback 10 feet

Side Setback (Corner) 20 feet

Rear Setback 10 feet



Residential - Accessory buildings and Swimming pools shall be located in side or rear yards and shall meet the accessory building setbacks

See reverse side for a list of permitted uses in the Residential and Agricultural – 40 (RA-40) Zoning District