

RESIDENTIAL AND AGRICULTURAL – 40 ZONING FACT

RA-40

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)

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

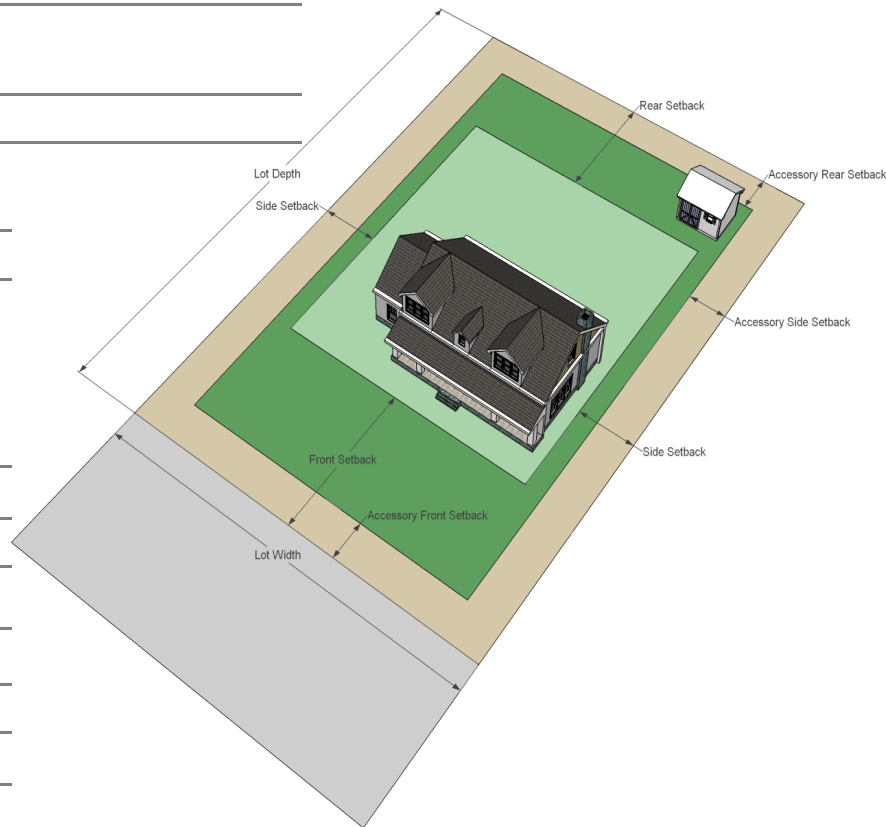
Minimum Lot Size	40,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Frontage	100 feet
Maximum Building Height	40 feet

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