

Iredell County Development Services, Planning, Division
349 N. Center Street / PO Box 788
Statesville, NC 28667
(704) 878-3118



Iredell County Residential Development Standards

When is a zoning permit required? A zoning permit is required for any structure, addition, or use on a property. This includes houses, mobile homes, storage buildings, carports, detached garages, swimming pools, commercial uses and buildings, porches, sun rooms, piers, and any other structure or use.

Where do I go first? The first place you start is with zoning. No other permit can be issued until you have zoning approval. There are five different zoning jurisdictions within the County as well as one Town that does not have zoning. Mooresville, Statesville, Harmony, and Troutman all have their own zoning jurisdictions. Love Valley does not have zoning. The remainder of the county is within Iredell County zoning jurisdiction. We can help you determine which jurisdiction you are in so you will know which location you need to visit to start the process.

Zoning Setbacks: Different structures have different setbacks. The typical setbacks for houses or mobile homes are 35' from the front property line, 15' from the side property lines, and 35' from the rear property line. On a corner lot, there is a 25' setback from the side line adjacent to the street. On a lake lot there is a 50' setback from the 760' contour line for all structures. For accessory structures like swimming pools, storage buildings, and detached garages, there is a 10' setback from the side and rear property lines, and a 20' setback from a side line adjacent to a street. These structures must be located behind the front building line unless you have a double frontage lot (a lot with road access in front and rear, or waterfront property). On double frontage lots may be located in the front provided they meet a 35' setback from the road right of way. Any additions made to an existing structure must meet the same setbacks as the structure. All of these structures require a zoning permit. For a storage buildings more than 12' in any direction, a building permit is also required.

How to apply To apply for a zoning approval and septic approval, you must come to Central Permitting located at 349 North Center Street in downtown Statesville. The permit window is open from 8:00 am to 4:30 pm. We suggest, however, that you try to be in the office no later than 4:00.

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Getting Health Department Approval The next step is to call the Iredell County Health Department for well and septic inspections. They will schedule a day to meet you on the property to do the inspections. Make sure you have all the paperwork that Central Permitting gives you when you meet the health inspector. After the inspection, you will get the health permit (pink copy of the septic layout). You will need to bring that permit with you to get a building permit.

Getting a grading permit: All new homes in Iredell County (except in Love Valley) need grading permits. The grading permit must be obtained before the building permit. In addition, homes located in a water-supply watershed have to submit Erosion Control Plans if they are disturbing more than a half acre. The builder must install measures to prevent soil erosion.

Getting a building permit: The next step (after getting a health permit) is to get a building permit. You or your contractor must have the health permit and the calculations for heated square footage and unheated square footage. You cannot be issued a building permit on a lot that is not recorded.

Getting an electrical permit: You or your contractor must know the amperage for the electrical permit.

Getting a plumbing permit: You or your contractor must know the number of plumbing fixtures and traps for plumbing permit.

Getting a mechanical permit: You or your contractor must know the number of BTUs for mechanical permits.

Contacts:

Central Permitting

Mark Baker: 704-878-3113 ext. 1842
Elaine Somers: 704-878-3113 ext. 3129
Debbie Williams: 704-878-3113 ext. 3115
Mandy Horton: 704-878-3113 ext. 3114

Erosion Control

Randy Moore: 704-832-2352
Alex Swift: 704-878-3118 ext. 3765

Planning

Jake Lowman: 704-878-3118 ext. 5361
Alex Swift: 704-878-3118 ext. 3765
Rebecca Harper 704-878-3118 ext. 2398
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Code Enforcement

Lorrie Moore: 704-928-2016
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