

RESIDENTIAL DISTRICTS:

AGRICULTURAL/OPEN SPACE

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

Rationale

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

AGRICULTURE/OPEN SPACE USES

AO Permitted (P) Uses

Agriculture Excluding Livestock	Hatchery
Agriculture Including Livestock	Livestock Sales
Agritourism, Accessory to Agriculture	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4
Bulk Grain Storage	Nursery, Greenhouse
Dairy Processing	Single Family Detached Residential
Family Care Home	Stables, Commercial

CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 3-ESTABLISHMENT OF DISTRICTS

Wireless Telecommunications Services,
Stealth Antennae, 65 feet or less

AO Permitted based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction House

Auction, Estate or Asset Liquidation,
Temporary Use

Auction, Livestock, Temporary Use

Barn, Greenhouse as Primary Structure

Bed and Breakfast

Cemetery

Civic Organization Facility

Communications Tower, 911

Communications Tower

Community Garden, Accessory Use

Contractor Office, Construction Equipment
Storage, Temporary Use

Contractor or Trade Shops

Convenience Store with Petroleum Sales

Convenience Store without Petroleum Sales

Country Club with Golf Course

Dumpsters, Commercial Waste Containers,
Temporary Use

Ethanol Fuel Production, Residential District,
Private Use Only, Accessory Use

FEMA Trailers, Natural Disaster or Significant
Weather Event, Temporary Use

Gas Service station

Golf Course, Public or Private

Home Occupation, General

Home Occupation, Rural

Ice Production, Dispensing, Accessory to
Convenience Store

Ice Production, Dispensing, Accessory to Gas
Service Stations

Kennel, Private

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
Temporary Use

Mobile Personal Storage Unit, Vacate or
Occupy Premises, Temporary Use

Nursery, Daycare Center

Promotional Activities Involving the Display
of Goods or Merchandise, Temporary Use at
Existing Business

Public Cultural Facility

Real Estate Office in Construction Trailer or
Modular Unit, Commercial/Mixed Use Projects,
Temporary Use

CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Real Estate Office in Construction Trailer or
Modular Unit, Residential Projects,
Temporary Use

Real Estate Office in Model Home,
Temporary Use

Recyclable Materials Drop Off

Recreational Trail, Greenway, or Blueway
Connector

Religious Institution with Total Seating
Capacity 350 or Less

Repair Garage, Automobile

Repair Shop, Farm Machinery

Repair Shop, Small Engine

Rest Home, Convalescent Home, Nursing
Home with 10 Beds or Less

Restaurant, Excluding Drive-Thru

Retail Sales, Neighborhood Market 1,000
Square Feet or Less

Sawmill

Scientific Research and Development,
Accessory to Agriculture

AO Special Uses (SU)

Airstrip, as Accessory Use

Animal Hospital

Animal Shelter

Correctional Facility

Colleges, Universities

Swim Club, Tennis Club, Country Club

Swimming Pool, Accessory to Single Family
Residential

Temporary Dwelling for Large Construction
Projects, Temporary Use

Temporary Health Care Structure

Temporary Residence in Mobile Home during
Construction of New Home on Same Site,
Temporary Use

Towing Service, Accessory to Automobile
Repair

Towing Service, with Towed Vehicle Storage
Yard, No Salvage or Part Sales

Trail Head, Accessory

Trail Head, Primary Use Site

Wind Energy Facility, Accessory Use, On-Site
Use Only

Wireless Telecommunications Services, Co-
location

Day Camp, Summer Camp, Civic Group
Camp Facility

Elementary, Middle and High Schools

Kennel, Commercial

Landfill, Demolition-One Acre or More

CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 3-ESTABLISHMENT OF DISTRICTS

Landfill, Sanitary	Religious Institution with School
Multimedia Production & Distribution Complex	Rest Home, Convalescent Home, Nursing Home with More Than 10 Beds
Public Service Facility	Shooting Range with Outdoor Target Practice
Public Use Facility	Slaughter House, Meat Packing
Race Shop, Race Team Complex	Sports and Recreation Instruction or Camp
Reception Facilities	Trade and Vocational Schools
Recreational Facility, Outdoor	Veterinarian Wireless Telecommunications Services
Recreational Therapy Facility, Rural Setting	Wellness Retreat, Wellness Spa
Religious Institution with Total Seating Capacity 351 or More	