



Montgomery County Central Permitting *Planning and Zoning Department*

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Badin Shores Zoning Permit Checklist

All structures within the Badin Shores R/V Resort require application and approval of a zoning permit. This includes, but is not limited to: storage buildings, decks, screen rooms, patios, room additions, or carports. In addition, zoning permits are required to commence any use of an existing structure or structures, regardless of previous use.

It is generally recommended, but not required, to apply for a Badin Shores R/V Permit when moving a new RV or Park Model to a lot. There is no charge for this permit. Modular units require proper building and zoning permits.

In order to issue a Badin Shores zoning permit, the Planning & Zoning Department will need the following information:

- Assigned 911 Address (if applicable).
- Approved R/V Resort Permit from the Badin Shores Association
- Site Plan
 - A site plan drafted by a licensed surveyor in the State of North Carolina must be submitted. This plan must detail all existing and proposed structures in reference to their distances to property lines. Setback measurements are taken from eaves, overhangs, decks, or any other protrusion of the building. Site plans must note where the measurements are taken from.
- Building Plan or Sketch of Proposed Structure.
- In some situations, lots may need to be recombined. Structures are not allowed to cross property lines, even in cases where the lots are owned by the individual. Accessory structures are not permitted on lots without a primary structure.
 - Note that property maps created by a surveyor, commonly referred to as a “plat” are not sufficient to recombine lots. A deed of recombination must also be registered.
- No permit shall be issued unless a certified labeled recreational vehicle unit is on the lot.
 - All park models must be certified ANSI stamped units. ANSI Park Models may not exceed 400 square feet, and may not be built on a permanent foundation.
 - RV Modular units must be built to North Carolina Building Code by a certified modular company. RV Modular units may not exceed 400 square feet.

SETBACK REGULATIONS

- Front yard setback – 10 feet from any road-right-of-way
- Side yard setback – 5 feet
- Rear yard setback – 5 feet
- Corner lots – 10 foot setback from the non-addressed street right-of-way.

For any new construction, the entire lot, including all buildings and accessory uses, that are not grandfathered, must be brought into compliance and meet current setbacks before a building or zoning permit will be issued.

Any structure built or placed in the Badin Shores R/V Resort prior to November 14th, 2000 is grandfathered.