



Montgomery County Central Permitting *Planning and Zoning Department*

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Twin Harbor Zoning Permit Checklist

All structures within the Twin Harbor Campground 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 Twin Harbor R/V Permit when moving a new RV or Park Model to a lot. There is no charge for this permit.

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

- Assigned 911 Address (if applicable).
- Approved Campground Permit from the Twin Harbor 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. Proof of the ANSI stamp may be required in the form of a title for the unit.

SETBACK REGULATIONS

- Front yard setback – 10 feet from front property line
- Side yard setback – 5 feet
- Rear yard setback – 5 feet
- Corner lots – 7 foot setback from the non-addressed street property line.

For any new construction, the entire lot, including all buildings and accessory uses, previously grandfathered, must be brought into compliance and meet current setbacks before a building or zoning permit will be issued.