

## **Frequently Asked Questions**

- What is zoning?

Zoning provides the standards and regulations that apply to land and structures in the county. Zoning helps protect public and private interests, preserve critical areas, promote orderly growth, and encourage development to occur at a rate and manner that the community desires. The County has numerous zoning classifications. Each one has a list of permitted uses and standards for building setbacks, densities, heights, etc. Please refer to the Zoning Ordinance for more details.
- Do county regulations place an age limit on mobile homes?

Yes, mobile homes older than 1976 cannot be set up in Davie County. Additional requirements do apply. Please contact our office.
- I would like to put a mobile home (or another livable residence) on my property where my house is located now. Is that allowed?

Our ordinance does not allow more than one residence per tract of land. Either the existing home must be removed or the land must be subdivided. Please contact our office to discuss your particular property.
- Is local zoning permitted to enforce private covenants?

No
- How can I find out if my property is in a flood plain?

You may look up your piece of property on the North Carolina Floodplain Mapping Program website. It allows you to search the digital flood maps by your address. Please visit [www.flood.nc.gov](http://www.flood.nc.gov) or call 336.753.6050 and we will assist.
- I want to build a deck. Does this require a permit?

Yes
- How far off the property lines does a fence have to be?

Davie County does not have a setback requirement for fences. We recommend, however that you make sure that the fence is completely within your side of the property line.
- Do I need permits for a shed or accessory buildings?

Yes.
- What are the setbacks for structures?

These vary according to the zoning classification of the property. Please call 336.753.6050 for information on your particular piece of property.
- How do I open a home business?

You must complete a Home Occupation form with our office that confirms your compliance the requirements listed below:  
Any profession or occupation carried on by a member of a family or a member of a recognized profession residing on the premises, provided that no merchandise or commodity is sold or offered for sale on the premises and that no mechanical equipment is installed or used except such that is normally used for domestic or professional purposes, and provided further that not over twenty-five (25) percent of the total actual floor area of any structure is used for home occupation (work within the home) or professional purposes and that all parking generated by the conduct of such home occupation be off the street and other than in a required front yard.
- Can I get my property rezoned?

Yes you can apply for this process through our office. The first step is a recommended meeting with the planning department. You can schedule such a meeting at 336.753.6050. The Davie County Board of County Commissioners vote on rezoning at a public hearing, but planning staff and the Davie County Planning Board make recommendations as well. Many factors are considered, including: the purposes, goals, objectives, and policies of adopted plans for the area.

- What is the zoning of my piece of property?  
You may look up your piece of property on our online mapping services [http://maps2.roktech.net/davieNC\\_gm4/#](http://maps2.roktech.net/davieNC_gm4/#) or call 336.753.6050 and we will assist.
- Is there a deadline for scheduling inspections?  
For next day inspections they must be received by 4:30 pm.
- Do you accept payment over the phone?  
No, you may pay in person or online using our permitting portal.
- I'm buying a pre-built shed; do I need a permit?  
Yes. Please call our office for specifications.
- I'm moving into a home that doesn't have power. Can I purchase the permit for the reconnection of power?  
No. An electrician licensed in the state of North Carolina must purchase the permit.