

PLANNING & ZONING TEAM

Services We Provide

Code Drafting

We are experts at drafting development regulations that are graphically-driven, user-friendly, predictable, easy to administer, and most importantly, consistent with the law. Whether an update for 160-D compliance or a complete UDO rewrite, our code projects deliver cutting edge regulatory tools in an accessible way.

Illustrations & Visualization

CodeWright plans, codes, and other projects are filled with graphics, illustrations, and visual tools that help users understand concepts, procedures, and standards.

Legal Sufficiency

Our team can deliver sound legal advice, led by one of the most experienced land use attorneys in North Carolina.

Land Use Planning

We work with small towns and counties to develop clear, functional land use plans that are built on authentic community engagement. We believe the best land use planning documents are concise, realistic, implementation-focused, and based on a community-driven vision that inspires.

Utilities & Infrastructure

We have a deep bench of engineers who are ready to advise on stormwater, traffic, water, and wastewater policy and design.

Site & Master Planning

Our team is well equipped to provide full-service site planning services, including: layout, configuration, environmental impact, and utilities for new development, public facilities, parks, and greenways.

CHAPTER 3 Section 3.5 General Business (GB) District

3.5. GENERAL BUSINESS (GB) DISTRICT

A. DISTRICT PURPOSE AND INTENT
 The General Business (GB) district is the primary district intended to serve retail, business, and service uses in the City and is found along major arterial streets, interstate interchanges, and on blocks surrounding the central business district. Development in the GB district tends to be automobile oriented and comprised of a mix of individual buildings on individual sites and multi-tenant or multi-building developments located near major roadway intersections. In addition to commercial uses, the district also accommodates wholesale uses, venturing uses, and a very wide range of institutional uses. Limited forms of residential use are allowed, such as upper-story residential and multi-family development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, ensure that the traffic carrying capacity along the City's major roadways is not impaired due to unsafe turning movements, and that development is well landscaped and aesthetically pleasing. In order to maintain compatibility with surrounding uses and ensure a high quality of developments, all activities, including storage shall be indoors or be fully screened from view from the street or from lands in lower-intensity zoning districts.

B. DISTRICT DIMENSIONAL STANDARDS


STANDARD	REQUIREMENT			
	Single-Family Detached	Single-Family Attached (1)	Multi-Family	Mixed Use Non-residential
1 Maximum Residential Density (units/acre)	N/A	20	6600 + 1,600 per dwelling unit	26
2 Maximum Lot Area (square feet)	N/A	6600 + 1,600 per dwelling unit	None	N/A
3 Maximum Lot Coverage (% of lot area) [2]	N/A	55 [3]	None	N/A
4 Minimum Lot Width (linear feet)	N/A	N/A	N/A	N/A
5 Minimum Open Space Set-Aside (% of lot area)	N/A	6 [4]	10 [4]	5 [4]
6 Minimum Street Setback (linear feet) [5] [6]	N/A	40; 25 from internal streets	30	8
7 Minimum Side Setback (linear feet) [5]	N/A	25	None [7]	None
8 Minimum Rear Setback (linear feet) [5]	N/A	25	15	None [7]
9 Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	Same as rear setback [8]		
10 Minimum Spacing Between Buildings in a Multi-building Development (linear feet)	N/A	In accordance with the North Carolina Building Code		
11 Maximum Building Height (feet/stories) [9]	N/A	50	When abutting a single-family residential district 36(3); otherwise none.	

NOTES:
 [1] Includes duplex, triplex, and quadruple dwellings.
 [2] Development in the WPO is subject to the built-upon limits in Section 3.19.F, Watershed Protection Overlay (WPO) District.
 [3] Applied to the entire single-family attached development, not to individual lots containing an individual single-family attached dwelling.
 [4] Open space set-aside shall be configured with at least 50 percent devoted to active recreation features in accordance with Section 7.1, Open Space Set-Aside Code.
 [5] In cases where development is in a subdivision established prior to the effective date of this Ordinance, no setback shall be required to be greater than the average setback of existing residential structures on the same side of the block or within a distance of 500 feet horizontally on either side when blocks are not present.
 [6] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.
 [7] When the lot abuts a residential district, the OI zoning district, or an alley, the setback shall be at least 15 feet; when the building wall abutting the lot line includes an opening (such as for a door or window), the setback shall be at least 5 feet.
 [8] Applied in lieu of side or rear setbacks in multi-building developments.
 [9] Development in the AHD is subject to the maximum building heights in Section 3.19.B, Airport Height Overlay (AHO) District.

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Section 3.5 General Business (GB) District CHAPTER 3

C. DEVELOPMENT EXAMPLES



D. DIMENSIONAL EXAMPLE



E. LOTTING PATTERN EXAMPLES



F. DEVELOPMENT CONFIGURATION EXAMPLE



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Our work products feature concise language, dynamic graphics, intuitive page layout, and document functionality. We create user-friendly tools that help communities achieve their goals for development.

Our Team of Professionals

We are a group of independent planning consultants, each based in Durham, North Carolina. We regularly work as a team to deliver high-quality, dependable, and legally sound land use planning and zoning projects to local governments.



Chad Meadows, AICP
Project Lead

- 28 years of public and private sector planning experience
- APA-NC Legislative Chair



Al Benschoff, Esq.
Legal Lead:

- Town attorney for multiple communities
- Legal sufficiency
- NCGS compliance



Cara Isher-Witt, AICP
Mapping Lead:

- GIS Mapping
- Illustrations
- Social media and engagement



Brian Starkey, PLA
Infrastructure Lead:

- Utilities
- Testing
- Design
- Visualization



What You Can Expect When You Work With Us

A well-defined process where everyone understands what to expect in terms of process and deliverables.

Right-sized public engagement for comprehensive plans, development codes, and all other projects.

Timely, on-going communication with staff.

Seasoned professionals with years of experience and sound judgment.

Incentive-based approaches to your preferred forms of development.

A pragmatic approach to solving problems and finding solutions for our clients.

Commitment to quality work products that exceed your expectations.

Professional-grade, polished work products that are original to your community.

Guidance rooted in our extensive experience from across North Carolina and beyond.

