

## 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 thoroughfares and arterials throughout the City. The GB district tends to be automobile oriented and comprised of a mix of individual and multi-story buildings. The GB district is also where building developments located near major roadway intersections. In addition to commercial uses, the district also accommodates retail uses with surrounding residential areas and a wide range of institutional uses. Limited forms of residential use are allowed, such as single-family detached dwellings. Residential uses within the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, ensure that the building is not visually dominant, and ensure that the building is not impaired due to unsafe turning movements, and that development is well landscaped and aesthetically pleasant. In order to maintain compatibility with surrounding residential areas, the quality of development, all activities, including storage shall be indoors or be fully screened from view from the street or from lands in lower-density 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	26	N/A	
② Maximum Lot Area (square feet)	N/A	6000 + 1,600 per dwelling unit	None		
③ Maximum Lot Coverage (% of lot area) [2]	N/A	55 [3]	None		
④ Minimum Lot Width (linear feet)	N/A		N/A		
⑤ Minimum Open Space Set Aside (% of lot area)	N/A	6 [4]	10 [4]	5 [4]	8
⑥ Minimum Street Setback (linear feet) [5] [6]	N/A	40; 25 from internal streets	30		
⑦ Minimum Side Setback (linear feet) [5]	N/A	25	None [7]		
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 creating a single-family residential district, 36/3; otherwise none		

**NOTES:**

- [1] Includes duplex, triplex, and quadruplex dwellings.
- [2] Development in the WPO is subject to the bulk-up limits in Section 3.19.6, Watershed Protection Overlay (WPO) Requirements.
- [3] Applied to the entire single-family attached development, not to individual lots containing an individual single-family attached dwelling.
- [4] The side lot line, shall be, but is not required with at least 50 percent devoted to active recreation features in accordance with Section 7.1, Open Space Set-Aside.
- [5] In cases where development is in a subdivision established prior to the effective date of this Ordinance, no setback shall be required than the distance between the existing 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 building, the OI zone distance on an alley, the setback shall be at least 15 feet; when the building abuts the lot line, the distance shall be 15 feet; (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 AHO is subject to the maximum building heights in Section 3.19.8, Airport Height Overlay (AHO) District.

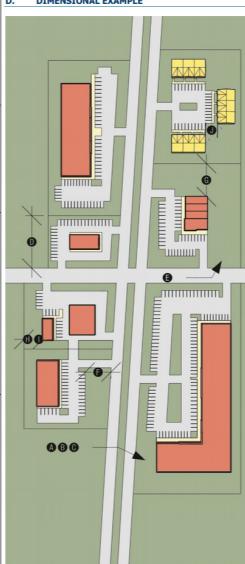
3-10 City of Burlington Unified Development Ordinance  
Last Updated 3.17.20

Section 3.5 General Business (GB) District CHAPTER 3

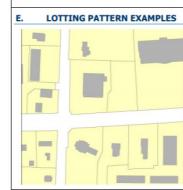
**C. DEVELOPMENT EXAMPLES**



**D. DIMENSIONAL EXAMPLE**



**E. LOTTING PATTERN EXAMPLES**



**F. DEVELOPMENT CONFIGURATION EXAMPLE**



City of Burlington Unified Development Ordinance  
Last Updated 3.17.20

**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 Benshoff, 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.

