

Section 61. Office and Institutional (O&I) Zone

(Amended 11/4/09)

The Office and Institutional District is intended primarily for offices; traditional institutional uses, both public and private; public assembly, religious and certain cultural and recreational activities; and group housing. The district is normally small and often situated between business and residential areas.

(Amended 2/19/91)

A. Area and Setback Requirements.

(Amended 2/19/91)

1. **Building site area.** The minimum building site for each primary structure shall be 1 lot or parcel of land 5,000 square feet in area. Such parcels shall have an average width of at least 50 feet. Where a lot or parcel of land has an area of less than the above required minimum area and was on record as of its incorporation into the City, such lot may be occupied by 1 primary structure; provided, however, that the minimum side yard and right-of-way requirements set out in this section are conformed to; provided, further, that multiple units shall, in addition to the above area requirements, increase the minimum building site area as follows:
 - a. Units not in excess of two (duplex), an additional 4,000 square feet.
 - b. Units not in excess of three (triplex), an additional 7,000 square feet.
 - c. Units not in excess of four (quadruplex), an additional 10,000 square feet.

All lots shall comply with the applicable Areas of Environmental Concern (AEC) Standards, as amended, in accordance with the State Guidelines for AEC's (15 NCAC 7H) pursuant to the Coastal Area Management Act of 1974.

2. **Right-of-way setback.** No primary or accessory structure shall be placed within 25 feet of any right-of-way of any public or private street except along major and minor thoroughfares where the right-of-way setback is 50 feet. An existing building that intrudes into the required setback may expand, but additional structures shall not be placed in any required setback. *(Amended 7/7/98)*
3. **Setbacks, Side and Rear.**
 - a. **Interior Lots.** Each interior lot shall have a side yard not less than 6 feet wide. No primary structure shall be built within 10 feet of the rear property line. No accessory building shall be built or place within 5 feet of any side or rear yard property line.
 - b. **Corner/Double Frontage Lots.** The primary structure shall be setback 8 feet from all property lines other than the right-of-way property lines. No accessory structure shall be built or placed within 5 feet of any property line, which is not a right-of-way property line.

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4. **Lawn Required.** A minimum of 15 feet of lawn is required parallel to the street extending from the back line of the sidewalk towards the structure or 20 feet from the edge of pavement or curbing where there are no sidewalks. This area shall not be used for any type of parking, but shall be maintained as a planting strip for lawn or shrubbery, with the exception of a driveway(s) for the property.

B Driveway Limitations

1. Two driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds 50 feet.
2. Three driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds 150 feet.
3. Four or more driveways entering the same street from a single lot shall be prohibited.
4. In no case may the total width of all driveways exceed 50% of the total property frontage.
5. No driveway (nearest edge) shall be located within 10 feet of a side lot property line except in the case of a shared driveway (single curb cut/access point) utilized by two or more lots.
6. No driveway (nearest edge) shall be located within 50 feet of an intersection except in the case where no other lot access to a public street or City approved private road is available. *(Amended 9/8/87)*

C. Permitted Uses:

Accessory uses
Art galleries
Assembly halls, coliseums
Banks
Barber shops, beauty shops
Boardinghouses
Bulletin boards, public, non-commercial
Catering (food preparation, only) *(Amended 10/22/02)*
Churches
Clinics
Clubs, lodges, other civic organizations, operating on a non-profit basis
Colleges, universities
Day care centers, nurseries
Family Care Homes *(Amended 7/17/07)*

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| Family Childcare Homes | <i>(Amended 3/16/04)</i> |
| Florist | |
| Funeral homes, mortuaries | |
| Garages, private | |
| Governmental uses and operations such fire stations, maintenance and operations facilities, and similar governmental facilities | |
| Greenhouses or horticultural gardens, non-commercial | |
| Home occupations | |
| Hospitals | |
| Institutions, charitable | |
| Library, public | |
| Museums, public | |
| Nurseries, non-commercial | |
| Nursing homes, | |
| Offices - business, professional, public | |
| Office machine repair | <i>(Amended 10/22/02)</i> |
| Parking garages, private | |
| Parking lot, private | |
| Parking lot, public | |
| Parks, playgrounds, private | |
| Parks, playgrounds, public | |
| Pets, not objectionable because of odor, noise, health hazard | |
| Pharmacies, laboratories, optical shops | |
| Poultry, non-commercial | |
| Public utilities substations, storage, service yards | |
| Recreation centers, public | |
| Rest homes | |
| Schools, private, with same curriculum as public schools | |
| Schools, public | |
| Studios of art, drama, music, photography, similar activities | |
| Telecommunications Antenna, Collocation on Existing Tower | <i>(Amended 10/6/09)</i> |
| Telecommunications Antenna, Placement on Existing Building | <i>(Amended 10/6/09)</i> |
| Telecommunications Tower, Stealth | <i>(Amended 10/6/09)</i> |
| Utility, Minor | <i>(Amended 4/20/10)</i> |

D. Special Uses

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| Any use or combination of uses which involves a building or combination of buildings that equals or exceeds 25,000 square feet on any lot or combination of lots under single ownership, use or management. | <i>(Amended 4/13/99)</i> |
| Apartments | |
| Dwellings, multiple | |
| Dwellings, single | |
| Group Homes | <i>(Amended 7/17/07)</i> |
| Highrise apartments | |
| Homeless shelter/mission | |
| Hotels/motels | <i>(Amended 11/4/09)</i> |

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Retail Establishment - Antique and Collectible Dealer
Telecommunications Tower, Freestanding
Temporary refreshment stands

(Amended 5/20/97)
(Amended 10/6/09)

Sections 62-63. Reserved