

Sec. 38-45. - Professional Business District (PB).

The Professional Business District is established to reserve areas for the development of small to medium scale office use where this scale is compatible with the scale of adjacent uses and/or where the infrastructure is inadequate to serve large scale uses. The Professional Business District may also serve to provide for a mixture of uses along thoroughfares where the predominant use is commercial and may also act as a transition district between commercial and residential areas.

(1) *Permitted Uses.*

a. Residential:

Accessory apartments.

Accessory structure (i.e., storage buildings, garages, carports, etc.).

Dwelling, single-family detached.

Dwelling, single-family zero lot line.

b. Recreational:

Arboretums.

Passive parks.

Recreational uses, governmental.

Recreational uses, restricted to membership, nonprofit.

c. Office/businesses:

Barber shops and salons.

Bed and breakfast inns.

Cafes.

Delis.

Clinics: medical, dental, psychiatric, optical, etc.

Clinics: veterinarian, no boarding kennels.

Florist.

Home Occupations Level I.

Instructional services.

Laboratories.

Offices: lawyers, accountants, engineers, architects, surveyors, real estate, etc.

Pastry shops.

Studios, galleries, and workshops for artist, craftspeople, designers, photographers.

(2) *Conditional Uses.*

Mixed-Use Planned Unit Developments.

- a. **Residential:**
 - Multi-family.**
- b. **Recreational:**
 - Recreational uses, commercial indoor.**
- c. **Institutional/civic:**
 - Amphitheaters and auditoriums.**
 - Civic, social service, and fraternal facilities.**
 - Churches or other places of worship.**
 - Community centers.**
 - Libraries.**
 - Museums.**
 - Performance centers.**
 - Post offices (no distribution centers).**
- d. **Office/business/retail:**
 - Bakeries.**
 - Bicycle shops.**
 - Bookstores.**
 - Candy, pastry, ice cream and snack shops.**
 - Convenience stores.**
 - Copying centers.**
 - Delis/butcher shop.**
 - Financial institution.**
 - Fruit and vegetable markets.**
 - Gift shops.**
 - Grocery stores.**
 - Health and fitness facilities.**
 - Home Occupations Level II.**
 - Laundry and dry cleaning.**
 - Pharmacies.**
 - Printing and publishing.**
 - Restaurants.**

Retail sales.

Tailors/dressmaker shops.

Video rental stores.

(3) Development Standards.

- a. Minimum Lot Size: 10,000 square feet.
- b. Maximum Structure Size: 8,000 square feet gross floor space; 16,000 square feet for multiple story buildings. Existing structures shall not be altered to exceed these limits.
- c. Lot Width: 80 feet minimum.
- d. Setbacks:
 - Front—15 feet;
 - Side—10 feet;
 - Rear—15 feet.

Landscape and buffering requirements of subsequent sections may require additional setbacks. In addition, requirements of the North Carolina Fire Prevention Code shall take precedence over all other separation requirements.

- e. Impervious Surface: Maximum coverage is 80 percent.
 - f. Structure Height: 40 feet maximum.
 - g. Landscape/Buffering: In addition to landscape and buffer requirements for parking areas pursuant to Appendix A, a minimum six-foot wide landscaping buffer shall be provided between any new building, constructed parking area or an existing building converted to a permitted use, and the property lines of adjoining residential ownership, and the right-of-way line of any public or private road. Plans shall be submitted for approval.
 - h. Parking and Loading: Parking and loading facilities shall be provided pursuant to Article III and Appendix A (of the zoning provisions). Off-street parking/loading areas shall be located at the rear of the parcel or structure to the maximum extent possible.
 - i. Pedestrian Ways: Sidewalks/walkways, complying with Federal and State Accessibility Standards, shall be provided for all new development and existing development converted to a permitted use. Pedestrian ways shall be designed in accordance with the North Carolina DOT Traditional Neighborhood Development (TND) Guidelines. Plans shall be submitted for approval.
 - j. Vehicle Access: Construction of new and improvements to existing roads shall be in accordance with the North Carolina DOT Traditional Neighborhood Development Guidelines.
 - k. Recreational/Open Space: Ten percent of the lot or parcel square footage shall be dedicated to recreational or open space. Sidewalk and walkway square footage may be included as part of the total open space.
 - l. Lighting: Illumination of parking areas, pedestrian ways and buildings shall be low intrusive at a pedestrian scale (8 feet) with a maximum of 100 watts and 50-foot spacing.
 - m. Signs: Signs shall be in accordance with Article IV of this chapter.
- (4) Operations.** All activities associated with the nonresidential uses, including deliveries and refuse collection, shall be conducted between the hours of 7:00 a.m. and 9:00 p.m. The arrival and departure of guests (at) bed and breakfast inns shall be exempt from these requirements.

(5) *Design Standards.* The Design Standards within the Professional Business District shall be in accordance with the Design Standards of the B-2 and B-3 Districts set forth in Section 38-43(7).

(Ord. of 5-1-1998, § 206.1; Ord. of 10-15-2015(5); Ord. of 6-2-2016; Ord. 9-8-2016(2))