

### 3.14. OFFICE INSTITUTIONAL (OI) DISTRICT



#### A. DISTRICT PURPOSE AND INTENT

The Office Institutional (OI) District is established to accommodate office uses, research and development facilities, corporate headquarters, and multi-family residential uses in high quality single-building and multi-building developments. The district also accommodates the ancillary service uses necessary to support the predominant office development, but is not intended as a retail district. Retail, personal service, and other commercial uses permitted as accessory to an office or institutional use should not occupy more than 10 percent of the floor area and should be configured to minimize visibility from off-site areas. The OI district also serves as a transition area between higher intensity commercial uses and nearby lower density single-family residential neighborhoods. Development in the OI district is subject to design standards to ensure it maintains compatibility with its surroundings.

#### B. DISTRICT DIMENSIONAL STANDARDS

STANDARD		REQUIREMENT				
		Single-Family Detached	Single-Family Attached	Multi-Family	Mixed Use	Non-residential
A	Maximum Residential Density (units/acre)	4.85		12		N/A
B	Minimum Lot Area (square feet) (AMENDED 10-17-23 UDOTA-03-23)	9,000	[1]	20,000 [2]	15,000	
C	Maximum Lot Coverage (% of lot area) [3]	40	55 [4]	75		
D	Minimum Lot Width (linear feet)	75	80 [5]	80	90	None
E	Minimum Open Space Set Aside (% of lot area)	10 [6] [7]	25 [7]	10 [7]	5	5
F	Minimum Street Setback (linear feet) [8] [9]	25				
G	Minimum Side Setback (linear feet)	10	None	15	10	
H	Minimum Rear Setback (linear feet)	25	25 [4]	15		
I	Minimum Perimeter Setback in a Multi-building Development (linear feet)	25	N/A			
J	Minimum Spacing Between Buildings in a Multi-building Development (linear feet)	N/A	In accordance with the North Carolina Building Code			
K	Maximum Building Height (feet/stories) [10] (AMENDED 10.20.20 UDOTA-03-20)	36/3		50/5		

**NOTES:**

[1] 9,000 for a single-family attached development plus an additional 1,600 square feet per single-family attached unit in the development.

[2] This is a minimum development size, not a minimum lot area.

[3] Development in the WPO is subject to built-upon limits in [Section 3.20.F, Water Supply Watershed Protection Overlay \(WPO\) District](#).

[4] Applied to the entire single-family attached development, not to individual lots containing an individual single-family attached dwelling.

[5] Standards applied to entire development, not individual lots.

[6] Open space set-aside requirements applied to subdivisions of five or more lots.

[7] 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](#).

[8] 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.

[9] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.

[10] Development in the AHO is subject to maximum building heights in [Section 3.20.B, Airport Height Overlay \(AHO\) District](#).

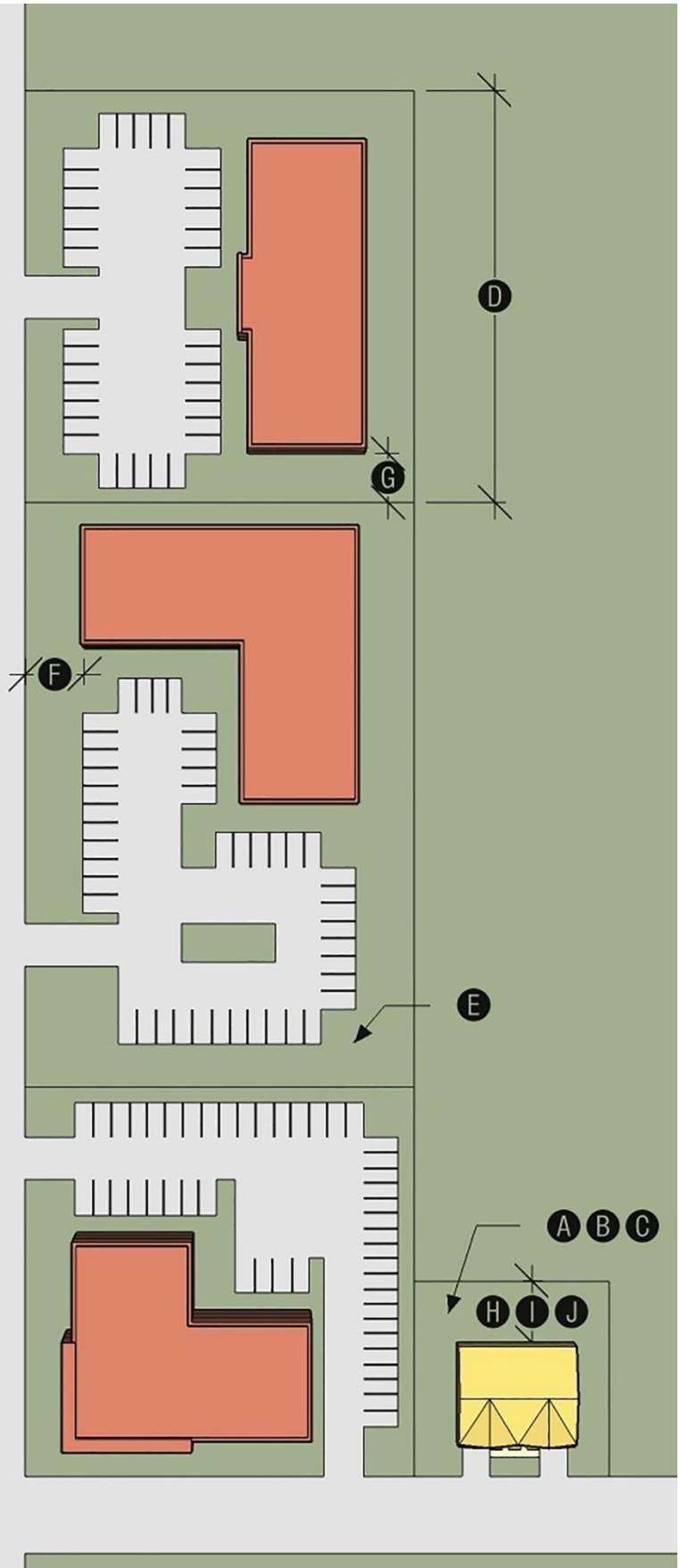
**C. DEVELOPMENT EXAMPLES**



**E. LOTTING PATTERN EXAMPLES**



**D. DIMENSIONAL EXAMPLE**



**F. DEVELOPMENT CONFIGURATION EXAMPLE**

