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O-I Office and Institutional District

This district is defined as certain land areas with structures that provide office space for professional services and for certain institutional functions; and residential accommodations, usually medium or high density. The district is normally small, and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts.

Examples: Mill Stone Manor-Santa FE Circle and Community General Hospital-Old Lexington Ave.

Section 2. - Typical permitted uses

(See Article V, Sec. 2 of Zoning Ordinance for complete list)

Services

Public buildings, libraries, museums, art galleries

Automobile parking lots, commercial, may be for monetary gain

Cemetery or mausoleum

Day care

Funeral homes

Hospitals, sanatoria, homes for aged, nursing homes

Offices

Music and dance studios

Office

Agencies, including but not limited to travel, brokers, insurance, loan, employment

Banks, savings and loan and similar financial institutions

Medical, dental, paramedical, chiropractor offices

Photographic developing, processing and finishing

Colleges, universities

Physician's dentist's office building

Laboratories, medical, research

Assembly

Athletic fields, recreational buildings, playgrounds

Clubs, lodges, community buildings, public or private nonprofit

Churches, synagogues, temples, and other places of worship, rectories, Sunday schools

Residential

Bed and breakfast inns

Dwellings, single-family attached, two-family, and multifamily including townhouses, patio homes and other styles

Hotels, motels

Fraternity, sorority houses, dormitories

Nursing homes, Hospitals, Homes for aged

Minimum lot requirements

Residential use same requirements as R-6

Institutional use-minimum lot size requirements not applicable

Minimum setback requirements

Residential use same requirements as R-6

Front: 25 feet

Rear: 25 feet

Side: 10 feet

Maximum height of structure

56 feet

Maximum Lot coverage

Maximum building coverage of a lot is 40 percent of the total lot area.

Accessory Building Setbacks

Rear yard: 10

Side yard: 10

This brochure is provided for informational purposes only and not intended to be approval of a specific development or the issuance of a permit. For additional information, thomasville-nc.gov/government/departments/planning-and-inspections and <https://Tinyurl.com/TvilleNC-Zoning-Ordinance>