## Chatham County Zoning Ordinance

### 10.8. CB-Community Business District

A. Permitted and Conditional Uses

The following uses are permitted subject to obtaining a zoning and/or conditional use permit from the Zoning Enforcement Officer (See Table 1: Zoning Table of Permitted Uses on page 35). Outdoor storage and sales are limited to one-tenth (1/10) of the interior sales space.
B. Dimensional Requirements

Minimum Required Lot Area - 40,000 square feet
Minimum Required Lot Width - 75 feet
Minimum Required Front Setback - 50 feet
Minimum Required Side Setback - 20 feet
Minimum Required Rear Setback - 20 feet
Maximum Building Height - 60 feet
No building within this district shall exceed 80,000 square feet, including all floors, and the cumulative building square footage shall not exceed 320,000 .

Location of Accessory Buildings and Structures - Accessory buildings and structures must conform to the minimum required setbacks for the district. Provided, however, well houses, satellite dishes, open carports and telephone booths may be located in the required yards provided they are at least 10 feet from any street or property line. Fences are permitted within the front, side and rear yards with no minimum setback requirement.
C. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of $21 / 2$ feet and 10 feet in a sight triangle as established by NCDOT.
D. Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with the provisions set forth in Section 14.

## E. Signs

Signs shall be governed by the provisions of Section 15.

### 10.9. RB-Regional Business District

A. Permitted and Conditional Uses

The following uses are permitted subject to obtaining a zoning and/or conditional use permit from the Zoning Enforcement Officer (See Table 1: Zoning Table of Permitted Uses on page 35).
Schools, public and private with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it
Scrap paper or rag storage, sorting or bailing when conducted within a building
Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental)
Sheet metal shops
Sign manufacture, painting and maintenance
Soap, detergent and washing compound manufacture
Sporting goods sales
Stonecutting, monument manufacture and sales
Storage warehouses
Storage yards (outdoor storage)
Street and railway rights-of-way
Swimming pool and related items sales and service
Tannery or tanning operations
Tar and waterproofing materials manufacture, treatment and storage
Temporary construction trailers or structures (See definitions for requirements)
Textile machinery manufacture
Textile manufacture including spinning, dyeing, bleaching and other heavy processes
Tire recapping and re-treading
Tobacco processing and storage
Trailer sales areas
Truck terminals, repair shops, hauling and storage yards
Upholstery, paper hanging and decorator shops
Uses and structures customarily accessory to any permitted use
Veterinary clinics and hospitals with dog runs or equivalent facilities
Veterinary hospitals \& clinics

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