



Town of Surf City

Teresa B. Batts, Mayor
John Koloski, Councilman
Alicia Hawley, Councilwoman

Jeremy Shugarts, Mayor Pro Tem
Hugh Cannady, Councilman
Trudy Solomon, Councilwoman

https://codelibrary.amlegal.com/codes/surfcity/latest/surfcity_nc/0-0-0-17768

MU mixed use district.

The MU general commercial district is to provide and protect areas suitable for a mixture of uses providing retail goods, services, lodging, tourist services, entertainment and single-family dwellings. Its regulations are designed to: 1) encourage the formation of continuity among commercial uses locating along the town's major roads; and 2) ensure adequate and properly designed methods of ingress and egress to commercial properties while providing for safe and adequate traffic flow along these major roads.

1) *Permitted uses.* Uses permitted within the MU zoning district are shown in table of uses, section 4.19.

2) *Special uses.* Special uses permitted within the MU zoning district are shown in table of uses, section 4.19.

a) Dry storage for boats, subject to all applicable state and federal regulatory permits being obtained; and provided that they are buffered with dense evergreen trees and shrubs not less than six (6) feet in height and of a spread and spacing so as to form a continuous, unbroken screen between the storage facility and adjoining properties. Where natural vegetation does not provide sufficient screening, the boundaries of the site shall be planted with a screen of dense evergreen trees and shrubs, each plant with a moderate to rapid growth rate to a mature height of at least six (6) feet. Growth spread and spacing of the individual plants shall provide a continuous, unbroken screen on maturity. Vegetation shall be selected from those listed by the NC extension service as being appropriate for coastal NC and which meet the growth rate, height, and spread criteria specified above.

b) Motorized watercraft rentals of more than 10 units are at a minimum subject to all requirements of motorized watercraft rentals of 10 units or less and shall follow the special use process.

3) *Dimensional requirements.*

a) All lots shall be consistent with ocean hazard and estuarine shoreline AEC standards for development (CAMA).

b) Lot area, minimum required:

Single family and two (2) family dwellings: Subject to R-5 regulations.

Townhomes: First two (2) dwelling units eight thousand five hundred (8,500) square feet, each additional unit two thousand five hundred (2,500) square feet.

All nonresidential uses: five thousand (5,000) square feet.

c) Lot width, minimum required:

Single family and two (2) family dwellings: Overall tract width fifty (50) feet: Twenty-five (25) feet for each unit in an attached two (2) family dwelling.

Townhomes: Overall tract width per structure fifty (50) feet.

All nonresidential uses permitted in: fifty (50) feet.

d) Front yard, minimum required:

Single family and two (2) family dwellings: Fifteen (15) feet, except ocean front property shall be seven point five (7.5) feet.

Townhomes: Twenty-five (25) feet for each structure, Zero (0) for individual units.

All nonresidential uses: Ten (10) feet.

e) Side yard, minimum required:

Single family and two (2) family dwellings: Seven point five (7.5) feet.

Townhomes: Seven point five (7.5) feet.



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All nonresidential uses: Three (3) feet.

f) Side yard, abutting street minimum required:

Single family and two (2) family dwellings: Ten (10) feet.

Townhomes: Twenty (20) feet, zero (0) for individual units.

All nonresidential uses: Zero (0) feet.

g) Rear yard, minimum required:

Single family and two (2) family dwellings: Twenty (20) feet.

Townhomes: Twenty (20) feet, zero (0) for individual units.

All nonresidential uses: Three (3) feet.

h) Lot coverage: The total ground area covered by the principal building and all accessory buildings including any roofed area shall not exceed forty (40) percent of the total lot area for single family, two (2) family dwellings and townhomes. All nonresidential uses shall not exceed fifty (50) percent.

i) Accessory building setbacks:

Front yard, minimum required: Same as principal structure.

Side/rear yard, minimum required: Five (5) feet.

Separation between other structures: Five (5) feet.

j) Building height: Forty-eight (48) feet.

k) Encroachments not exceeding twelve (12) feet in width may encroach up to two (2) feet into the side setback.

l) Stoops for air-conditioners may encroach into the side setbacks but may only be constructed large enough to accommodate the unit.

m) Access stoops for electrical service boxes may encroach into the side setbacks but may be no larger than a three (3) foot by three (3) foot (3' x 3') stoop with stairs.

4) *Additional requirements:*

a) Signs shall meet the required set forth in section 6

b) Off street parking shall be provided as required in section 5.1

c) Corner visibility: On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points on such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction of vision between a height of three (3) feet and a height of ten (10) feet above the average centerline grade of each street.

d) Maximum number of units per building for townhomes: eight (8).

(Ord. No. 2021-14, 9-7-21)