



# Town of Surf City

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

Jeremy Shugarts, Mayor ProTem  
Hugh Cannady, Councilman  
Trudy Solomon, Councilwoman

[https://codelibrary.amlegal.com/codes/surfcity/latest/surfcity\\_nc/0-0-0-17768](https://codelibrary.amlegal.com/codes/surfcity/latest/surfcity_nc/0-0-0-17768)

## **C-1 central business district.**

The C-1 central business district is intended to protect and promote suitable areas for business and commercial uses which benefit from proximity to each other including a variety of sales and service facilities for the general public and to encourage the intense development of a centralized business center in Surf City.

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

2) *Special uses.* Special uses permitted within the C-1 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 dwelling, five thousand (5,000) square feet.

Commercial uses: Two thousand five hundred (2,500) square feet.

c) Lot width, minimum required:

Single family dwelling: Fifty (50) feet.

Commercial uses: Twenty-five (25) feet.

d) Front yard, minimum required:

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

Commercial uses: Ten (10) feet minimum landscaping.

e) Side yard, minimum required:

Single family dwelling: Seven point five (7.5) feet.

Commercial uses: None

f) Side yard, abutting street minimum required:

Single family dwelling: Ten (10) feet.

Commercial uses: None

g) Rear yard, minimum required:

Single family dwelling: Twenty (20) feet.

Commercial uses: Three (3) feet minimum landscaping.

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. Commercial uses do not have a maximum lot coverage.



# Town of Surf City

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

Jeremy Shugarts, Mayor ProTem  
Hugh Cannady, Councilman  
Trudy Solomon, Councilwoman

- 
- 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: maximum 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) Mixed use site provisions:
    - 1. For every two (2) residential units: One thousand (1,000) square feet of commercial space shall be constructed. (i.e. fourteen (14) residential units requires seven thousand (7,000) square feet of commercial space.)
    - 2. Four (4) wet or dry boat slips are allowed to be substituted for one thousand (1,000) square feet of commercial space, (1,000 square feet = 4 slips) (i.e. every two (2) residential units requires one thousand (1,000) square feet of commercial space or four (4) boat slips, up to fifty (50) percent of the required square footage.)
    - 3. Commercial setbacks may be used.
- (Ord. of 6-1-04; Ord. of 4-5-05; Ord. No. 2021-14, 9-7-21)