

Sec. 66-51. C-2 commercial business district.

The C-2 district is intended primarily to serve as a business center for provision of retailing and office service usually associated with a beach resort community. The standards established for this district are designed to promote sound, permanent business development and to protect abutting or surrounding residential areas from commercial development.

- (1) *Permitted uses.* Retail businesses providing low-bulk commodities such as groceries, drugs, apparel, variety and convenience merchandise and gifts. Offices, service stations, amusements, restaurants, marinas, fishing piers, churches, public parks owned and/or operated by a unit of local government, and all uses in R-1, R-2 and C-1 are also permitted.
- (2) *[Special entertainment uses.]* The following uses shall be permitted if approved by the board of adjustment as a special use for special entertainment uses: adult and sexually oriented businesses (see section 66-91).
- (3) *[Minimum requirements.]* Minimum lot area, width and yard requirements are as follows:

Use	Lot in Square Feet	Lot Width in Feet	Front Yard in Feet	Side Yard in Feet	Rear Yard in Feet	Max. Bldg. Height
Commercial Business	5,000	50	0	7	0	31
Commercial Accommodations	10,000	100	0	7	0	31
Multifamily	10,000	100	25	7	25	31
Single-Family	5,000	50	25	7	25	31
Two-Family	7,500	75	25	7	25	31
Clubhouses	5,000	50	25	10 *	25	31

- (a) The maximum height of structures for other than utility purposes shall be measured such as to allow for the construction of two floors, limited to 31 feet measured from the bottom of the lowest horizontal structural member to the highest point of structure. Commercial businesses and accommodations located in AE, Shaded X, and X flood zones shall be limited to three floors and may be constructed at grade. Total height of the commercial structure shall not exceed 36 feet from grade.
- (b) Reserved.
- (c) All new or substantially improved structures shall comply with the National Flood Insurance Program (NFIP) requirements, flood insurance rate maps (FIRM) and any subsequent regulations contained in chapter 30 of the Ocean Isle Beach Code of Ordinances.
- (4) *[Calculating square footage of lot.]* For purposes of calculating the square footage of a lot, the dimensions of the lot shall be controlled by the dimensions on the original subdivision plat or the original metes and bounds description contained within the deed, if there was not a recorded plat of said property and provided said deed was recorded prior to November 9, 2004. If a property owner is conveyed additional property contiguous to his original lot, the additional area may not be included for purposes of determining the square footage of the lots unless:
 - a. A deed of recombination is prepared and filed; and

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- b. The additional property is entirely outside/landward of the mean high water, the 404 line, any designated wetlands and the first line of stable natural vegetation as defined by CAMA.
- (5) *Rear yard setback for lots adjacent to water bodies* shall be subject to current CAMA requirements affecting such lots.
 - (6) *[Gross floor area.]* The gross floor areas above flood level shall be no more than 50 percent of the total deeded lot area.
 - (7) *Reserved.*
 - (8) *[Motor homes, campers and trailers.]* Motor homes, campers and travel trailers shall be parked entirely on property that the owner of said vehicle owns or leases. Motor homes, campers and travel trailers shall maintain a required five-foot setback from the front, side and rear property lines. At no time shall these ever be used as sleeping quarters on the premises. (See traffic and vehicle ordinance chapter [section] 54-73)
 - (9) *Clubhouses.* * Clubhouses and associated parking areas shall meet the following criteria:
 - a. Provide an opaque vegetative screening which shall be ten feet tall at the time of planting and a ten-foot natural vegetative buffer zone between the property line and any building, structure or surface associated with the clubhouse. Exception: A five-foot-wide pedestrian walkway shall be permitted within the required ten-foot side setback as long as the walkway is located on the side adjacent to the building it serves.
 - b. Clubhouse signage shall be limited to nonilluminated wall signage with a six-square-foot maximum size.
 - c. Associated parking areas shall have a five-foot natural vegetative buffer around the property line which shall contain plantings at least ten feet in height at the time of planting. If the associated parking area is located adjacent to an R-1 zoned lot then the required vegetative buffer zone shall be ten feet from the property lines.
 - (10) *Density.* The density limitation within this district shall be six units per acre. Every 2,000 square feet of commercial space located in the C-2 areas shall be considered as a unit.

(Ord. of 4-10-2007; Res. No. 2013-25, § 1, 11-12-2013; Res. No. 2015-19, § 1.a., 9-8-2015; Res. No. 2016-12, § 1, 8-9-2016; Res. No. 2019-11, § 1, 3-12-2019)

Cross reference(s)—Businesses, Ch. 14.