

including any roofed area shall not exceed thirty percent (30%) of the total lot area.)

7. Height Limitation: 35 feet
8. Signs shall be allowed where provided in Section 6.02. A billboard, signboard, or advertising sign shall in no case be permitted.
9. Parking shall be as required in Section 6.01.

Section 7.05 - C-1 Commercial Zoning District

A. Statement of Intent. The intent of this district is to provide for a centrally located commercial, trade, and services area for the town. These regulations are designed to encourage the continued use of land for commercial purposes and to permit concentrated development of the district while maintaining a substantial relationship between intensity of land use and the capacity of utilities and streets.

B. Permitted Uses. The following uses are permitted by right in the C-1 Commercial Zoning Districts and require a zoning permit:

1. Offices for business, financial, governmental, medical, and professional services;
2. Retail stores located in totally enclosed buildings specializing in the sale of clothing, dry goods, pharmacy, hardware, gifts, jewelry, sporting goods, food, convenience groceries, appliances, furniture, or floral, nursery, and farm-related products;
3. Service establishments, including restaurants without drive-through facilities, barber and beauty shops, dry cleaning and laundry pick-up, medical and animal clinics, post office, banks, and churches;
4. Governmental buildings, including police and fire stations;
5. Repair services such as shoe, furniture, and electronics repair;
6. Any residential or day care use permitted in an R-75 Residential Zoning District, excluding mobile homes. (amended Ord. No. 06-06 10/5/2006)
7. Family Care Homes are permitted under the same standards as other approved dwellings, provided however that no such family care home shall be located within one-half mile radius of another family care home. (amended Ord. No. 06-05 10/5/2006)
8. Mobile Homes, only when said mobile home is adjacent to property that is zoned R-75M
 - (i) shall be occupied only as a single-family dwelling;
 - (ii) shall have a minimum width of fourteen (14) feet;

- (iii) is placed upon masonry piers meeting state building code requirements, and a mortared masonry, metal, wood, or vinyl curtain wall or skirting is constructed under the edge of all four (4) sides of said mobile home in accordance with the standards set forth by the North Carolina Department of Insurance and the Town of Maysville;
- (iv) has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured home installed or constructed in compliance with the standards of the North Carolina State Building Code, attached firmly to the primary structure and be anchored securely to the ground. Wood stairs shall only be used in conjunction with a porch or entrance platform with a minimum of 24 square feet. It is the intent of this subsection to prohibit the use of wood stairs only at any entrance to a manufactured home.
- (v) has the tow bar and transporting lights removed or concealed from public view by skirting or landscaping;
- (vi) is constructed with a gable or hip roof design in accordance with standard residential construction in the town; and,
- (vii) is not used primarily for storage;
- (viii) is manufactured after June 14, 1976 and bears a seal certifying that it was built to standards adopted by the US Department of Housing and Urban Development and meets the National Wind Zone II Safety Standards as defined by the Building Code;
- (ix) shall have the pitch of the roof to be a minimum vertical rise of three and one-half (3 1/2) feet for each twelve (12) feet of horizontal run;
- (x) shall have all roof structures to provide an eaves projection of no less than six (6) inches
- (xi) shall permanently connect the mobile home to local utilities;
- (xi) shall be the only mobile home allowed per lot;
- (xiii) shall be oriented on the lot so that its front door faces the street;
- (xiv) shall have the exterior siding to consist of one or more of the following:
 - (a) vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint;
 - (b) cedar or other wood siding;
 - (c) wood grain, weather resistant press board siding;
 - (d) stucco siding;

- (e) brick or stone siding; which shall be comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

(amended: Ord. No 2021-02 5/16/2021)

C. Special Use Permit Required. The following uses are permitted subject to the requirements enumerated and any other requirements imposed by the Board of Commissioners of Commissioners and require the issuance of a Special Use Permit:

(amended Ord. No. 07-03 8/2/2007) (amended: Ord. No 2021-03 5/16/2021)

1. Drive-in and drive-through restaurants;
2. Gasoline stations, provided that no building or storage tank shall be located within seventy-five (75) feet of a residential use or district; and that no portion of a gasoline station building, equipment, or gas pumps shall be nearer than twenty-five (25) feet to any right-of-way;
3. Public utility facilities must provide a visual buffer strip, such as vegetation or fencing, at least six (6) feet in height where the facility abuts a residential lot or use. If shrubbery is used, a height of six (6) feet shall be achieved after two (2) growing seasons;
3. Antique stores and flea-markets (amended: Ord. No 2015-01 04/2/2014)
5. Game Rooms/ Gaming Operations shall be regulated as to location in the following manner in addition to any other requirements of the Zoning Ordinance:
 1. Game Rooms/Gaming Operations shall be located a minimum measured distance of 200 feet in a straight line in any direction from the structure housing the game room or gaming operation and a structure housing:
 - i. A place of worship or other religious institution
 - ii. A day care center, public or private school
 - iii. Other game rooms or gaming operations
 - iv. Public and private parks, playgrounds and similar recreational uses.
 2. Measurement of distance shall be in a straight line from the closest point of the structure at which the internet sweepstakes operations business is located.
 3. Hours of operation shall be limited to 8:00am through 10:00pm, Sunday through Thursday and 8:00am through 12:00 midnight, Friday and Saturday.
 4. The minimum number of machines/terminals/computers for any gaming operation is ten (10).
 5. Weapons are prohibited in the establishment.

6. The establishment shall be restricted to patrons and employees at least 18 years of age.
7. If food or beverage is served, the establishment must meet the requirements of the appropriate county health department, including any and all necessary permits and/or licenses.
8. No Alcoholic beverages will be served or consumed on the premises of gaming operations.
9. Must provide a buffer strip between property on which gaming operations are located and any side or rear property line that abuts a residential use or residential zoning district. The buffer strip shall consist of opaque fencing at least six (6) feet in height after two (2) growing seasons.

D.1 Residential Dimensional Requirements. (amended Ord. No. 06-06 10/5/2006)

1. Minimum Lot Size: Seven thousand five hundred (7,500) square feet (amended Ord. No. 07-03 2/8/2007)
2. Minimum Lot Width: Seventy-five (75) feet (amended Ord. No. 07-03 2/8/2007).
4. Minimum Front Yard: Twenty (20) feet or the established front yard setback line found on the block on which the structure is to be built.
5. Minimum Side Yard: Ten (10) feet, fifteen (15) feet when located adjacent to a street right-of-way.
6. Minimum Rear Yard: Twenty (20) feet
7. Maximum Allowable Lot Coverage: 30% (The total ground area covered by the principal building and all accessory buildings including any roofed area shall not exceed thirty percent (30%) of the total lot area.)
7. Height Limitation: 35 feet
8. Signs shall be allowed as in Section 6.02.
A billboard, signboard, or advertising sign shall in no case be permitted as an accessory use.
9. Parking shall be as required in Section 6.01.

D.2. Non-Residential Dimensional Requirements.
(amended Ord. No. 06-06 10/5/2006)

1. Minimum Lot Size: Lots shall be of a sufficient size to meet the requirements of the Jones County Health Department unless served by public water and sewer in which case a minimum of 5,000 square feet is required; to provide adequate siting for structures; and to provide off-street

parking, loading, and maneuvering space for vehicles as required by this ordinance.

2. Minimum Front Yard: Fifteen (15) feet or the established front yard setback line for the block on which the said structure is to be built;
3. Minimum Side Yard: Ten (10) feet; fifteen (15) feet when located adjacent to street right-of-way;
4. Minimum Rear Yard: Twenty (20) feet when lot abuts a residential land use or area zoned for residential purposes; fifteen (15) feet in all other cases;
5. Height Limitations: Thirty-five (35) feet.
6. Maximum Allowable Lot Coverage: Sixty percent 60% (The total ground area covered by the principal building and all accessory buildings including any roofed area shall not exceed sixty percent (60%) of the total lot area.)
7. Curb Cuts: One curb cut per lot is allowed, not to exceed thirty (30) feet in width; corner lots may have two (2) curb cuts, one per street, not to exceed thirty (30) feet in width; the allowable distance from an intersection is a minimum of thirty (30) feet, measured from the corner of the curb at the intersection.
8. Height Limitation: 35 feet
9. Signs shall be allowed as in Section 6.02.
A billboard, signboard, or advertising sign shall in no case be permitted as an accessory use.
10. Parking shall be as required in Section 6.01.

E. Off-street Loading and Unloading Space. Commercial developments shall provide off-street loading and unloading areas for the transport of goods, as required in Section 6.01 D, Off-Street Loading.

F. Off-street Parking Requirements.

1. Landscaping requirements in off-street parking lots: A minimum of five (5) percent of the parking area shall be devoted to plantings. In addition, a minimum of one canopy-type hardwood tree (such as a red maple, willow oak, walnut or bald cypress) measuring a minimum of two (2) caliper inches shall be required for every ten (10) parking spaces.