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**Sec. 36-207. C general commercial district.**

(a) *Intent.* The C district is established to provide for the proper grouping and development of commercial facilities to serve permanent and seasonal residents.

...

(c) *Special uses.* The following uses shall be permitted as a special use, subject to the requirements of this district; shall be subject to conditions and modifications relating to impacts on adjacent properties, transportation and transportation systems, transportation interconnectivity, stormwater, utilities and telecommunications facilities (including capacity), vegetation and other elements of the natural environment, noise, hours of operation, and other factors that the town council finds applicable; and additional regulations and requirements imposed by the town council, as provided in article X of this chapter:

...

(11) Mixed use group development of commercial and residential buildings, provided:

- a. Minimum size of any building shall be 2,500 square feet.
- b. All buildings constructed within 35 feet of another building within the development are to be connected by a breezeway or covered walkway.
- c. Lot shall be serviced by an existing community wastewater treatment facility permitted by NC DEQ DWR.
- d. Residential density shall be limited to RS-8 District allowances as established within section 36-203(a).
- e. A minimum of 25 percent and no more than 40 percent lot coverage of the net parcel area can be associated with building footprints containing residential uses and the required parking for residential uses.
- f. Minimum front yard (setback): 25 feet.
- g. Minimum side yard (setback): 15 feet. An additional five-foot-yard adjacent to the street is required for a corner lot.
- h. Minimum rear yard (setback): 20 feet.
- i. Maximum building height shall be 35 feet, measured from the average of the existing, undisturbed grade at the building corners. If the average of the existing, undisturbed grade at the corners of the building is less than eight feet above mean sea level, the maximum building height may be measured from up to eight feet above mean sea level.

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- j. No building or other facility (such as parking spaces, incinerators, trash collection areas, etc.) shall be located nearer than 50 feet to boundaries of residential districts.
  - k. Where a mixed use group development abuts a residential zone, a buffer of dense vegetative planting or natural vegetation is required (see requirements in section 36-207(d)(8)).