

INTENT STATEMENT

Proposed Intent Statement

The intent of the Community Business district is to provide for the development, growth, and continued operation of businesses that serve surrounding single and multi-family residential neighborhoods with goods and services needed for a variety of daily and long-term purposes. Community Business districts should be designed in a format and scale that is accessible to both vehicles and pedestrians. Community Business should be located within New Hanover County at intersections and along streets that will allow multiple neighborhoods access to the district's businesses. Community Business zoning can serve as a buffer between higher density/intensity development and moderate or low density multi-family and single family neighborhoods.



Commentary:

- The county currently has two business districts: B-1, which is intended for very small-scale uses at neighborhood nodes, and B-2, which is for auto-oriented uses that serve the region. This district is based on Wilmington's CB district and would provide a designated zone for mid-level business uses that serve multiple neighborhoods and need to be located close to residential neighborhoods. This district would allow retail, offices, and services in stand-alone buildings no larger than 60,000 ft² in size (about the size of a grocery store).
- The proposed intent statement is the same as the draft intent statement presented at the Summer 2018 Planning Board Work Session.

DIMENSIONAL REQUIREMENTS

Current City of Wilmington Requirements

Minimum Lot Size	½ acre
Minimum Lot Width	80 ft.
Maximum Lot Coverage	30%
Front Setback (minimum)	20 ft.
Rear Setback (minimum)	10 ft. generally 25 ft. when abutting residential district
Interior Side Setback (minimum)	0 ft. generally 20 ft. when abutting residential district
Corner Side Setback (minimum)	20 ft.
Maximum Height	45 ft. *
Maximum Number of Stories	3
Maximum Floor Area per Development Site	100,000 ft ²

* For every foot of increased height of structures over 20 ft., interior side and rear setbacks shall be increased at a 1:1 ratio where abutting a residential district

Proposed NHC Requirements

Lot & Setback Requirements	
Minimum Lot Size	½ acre
Minimum Lot Width	80 ft.
Front Setback (minimum)	20 ft.
Rear Setback (minimum)	10 ft. generally 25 ft. when abutting residential district
Interior Side Setback (minimum)	0 ft. generally 20 ft. when abutting residential district
Corner Side Setback (minimum)	20 ft.
Minimum Lot Size	½ acre
Structure Size (maximum)	
Height	3 stories, with a maximum of 45 ft.*
Floor Area per Development Site	100,000 ft ²

* For every foot of increased height of structures over 20 ft., interior side and rear setbacks shall be increased at a 1:1 ratio where abutting a residential district

Commentary:

- Most of the current City of Wilmington lot size, setback, and structure size requirements will be the same for the county's CB district. The maximum lot coverage standard is not included—NHC does not currently regulate site development in this way, relying instead on setback, landscaping, and buffering requirements.

USE PERMISSIONS

Current City of Wilmington Permissions

Uses Permitted by Right

- Amusement and recreation services, indoor
- Assembly hall
- Banking services
- Contractor, general or special trade with no outdoor storage
- Convenience food stores
- Funeral home and crematory
- Gun sales, including repair
- Laboratories, testing
- Limited price variety stores less than 10,000 ft²
- Liquor stores
- Marinas
- Motels and hotels
- Movie theaters
- Offices, medical
- Offices, professional
- Parks and recreation areas, municipal
- Personal services
- Post office
- Residential hotels
- Restaurants, standard
- Restaurants, fast-food carry-out
- Retail sales establishments
- Schools, trade, correspondence and vocational
- Spas and health clubs
- Upholstery and furniture repair
- Veterinary services with enclosed pens
- Community Center
- Recreation facility, private
- Artists, commercial including silk screening
- Furniture stores
- Automobile parts and supply stores

Uses Permitted w/Additional Standards

- Automotive services, except repair and towing service
- Automobile renting and leasing
- Auxiliary uses and wares
- Bowling alleys and pool halls
- Commercial parking lots
- Governmental uses outside public rights-of-way, except offices
- Group home supportive, large
- Libraries
- Mini-warehousing
- Historic mixed-use buildings
- Motion pictures production and distribution
- Religions institutions
- Residential uses as allowed in Commercial District Mixed Use
- Residential unit contained within principal use
- Service stations
- Shopping centers
- Skating rink, ice or roller
- Telecommunication facilities, unattended
- Tire dealers and service
- Utility stations and plants outside public rights-of-way
- Kennels, commercial boarders and breeders
- Electronic gaming establishments
- Day care, adult or child
- Breweries, microbreweries
- Artisan food and beverage producers
- Homestay lodging
- Whole-house lodging

Uses Permitted w/Special Use Permit

- Assisted living residence
- Group day facility
- Group home supportive, small
- Group home residential
- Nursing homes
- Communication facilities

Permitted Accessory Uses & Structures

- Internal services facilities incidental to permitted uses
- Shipping containers, permanent off-chassis

Proposed NHC Permissions

Uses Permitted by Right

- Indoor Theater
- Lodges, Fraternal, & Social Organizations
- Banks, Credit Agencies, Savings & Loans
- Business Services, including Printing
- Special Trade & General Contractors with no Outside Storage
- Convenience Food Store
- Funeral Home
- Laboratories, Testing
- Commercial Marina
- Hotels & Motels
- Offices for Private Business & Professional Activities
- Parks & Recreation Area
- Barber/Beauty Shop
- Personal Services
- Watch, Clock, Jewelry Repair
- Post Offices
- Resort Hotel/Motel
- Eating and Drinking Places
- Retail Nurseries
- Veterinaries
- Community Center
- Outdoor Recreation Establishments
- Handcrafting Small Articles
- Accessory Buildings or Uses, clearly incidental to the permitted use or building
- Artisan Manufacturing*
- Automobile Service Station*
- Automobile Rentals*
- Government Offices and Buildings*
- Libraries*
- Motion Pictures Production and Distribution*
- Churches*
- Electrical Substation*
- Kennels*
- Electronic Gaming Operations*
- Adult Day Care*
- Child Care Center*
- Indoor Recreation Establishments*
- Landscaping Service*
- General Merchandise Store*
- Apparel & Accessory Store*
- Drug Store*
- Food Stores*
- Furniture, Home Furnishing, & Equipment*
- Hardware*
- Neighborhood Drug Store*
- Miscellaneous Retail*
- Retail Nurseries*
- Amateur Radio Antennas (up to 90 ft.)
- Antenna & Towers less than 70 ft. in height & ancillary to principal use
- Cellular & PCS Antennas*
- Electric/Gas & Sanitary Services
- Agricultural Uses
- Telephone & Telegraph Facilities
- Wholesale Nurseries & Greenhouses
- Museums
- Christmas Tree Sales*
- Special Fundraising for Non-Profit Organizations*
- Evangelistic and Religious Assemblies not Conducted in a Church*
- Pumpkin Sales*
- Recycling Facilities: Small collection*
- Temporary Signs
- Temporary Relocation Housing*

Uses Permitted w/Special Use Permit

- Dwelling Unit Contained within Principal Unit
- Senior Living: Assisted Living or Personal Care Facility
- Group Home
- Nursing Home/Rehabilitation Center
- Family Child Care Home
- Other Communication Facilities including Towers

Commentary:

- Because the city and county do not have the same list of uses, the city's permissions have been translated as closely as possible to the closest county term. In addition, the authorities and historic use permissions of the city and the county are not exactly the same. As a result, some anticipated changes to permissions include:
 - This use will be added to the county's list of uses.
 - These uses generally have different permissions in the county than they do in the city. In the NHC district, permissions will be in-line with those of similar districts.
 - This use is permitted by the city but will not be included in the county CB district.
 - These uses and/or permissions are specific to the city code and are not proposed to be added to the county's list of uses.
 - This use is already allowed in the county but is not listed as a specific use.
 - Uses with an asterisk* will be shown as permitted on the NHC Table of Permitted Uses, but they have supplemental standards in this district. The reference for the supplemental standards will be provided on the table, which is the county's current practice.
 - These uses are intended to have size requirements in order to meet intent of this district to provide for community-scaled businesses (no larger than 60,000 ft²). Grocery stores would be allowed, but large format stores would be limited.
 - These uses are generally allowed in county business districts but not the city code. They will be allowed in the county's CB district.