

INTENT STATEMENT

Proposed Intent Statement

The Commercial Services district is established to accommodate a mixture of light manufacturing, wholesale, storage, commercial service and repair, and distributive business type uses. It functions as a support district to nearby intensive industrial and commercial uses. The district is designed to be act as a transitional land use between intensive industrial and commercial development and less intensive commercial, office, and institutional uses.



Commentary:

- This district is modeled on the City of Wilmington’s Commercial Services district. It would provide a clear place for the necessary businesses that aren’t optimally located near residential neighborhoods, sometimes referred to as “heavy commercial.” The uses in this district generally serve other businesses, such as contractors or fleet services, and may require outside storage of materials and parking for fleet vehicles or equipment. Currently, these types of uses are allowed in the B-2 district, which has limited its usefulness in the areas of the county with many residential neighborhoods. Providing a district specifically for these uses could help transition the B-2 district into more of a regional business zone by providing an optional zoning designation for these uses in areas not as visible or highly travelled as major roadway corridors.
- The proposed intent statement is the same as the draft intent statement presented at the Summer 2018 Planning Board Work Session, except that it clarifies that the primary intent of the district is to locate heavy commercial uses in areas other than major commercial corridors like Market St. and S. Carolina Beach Rd.

DIMENSIONAL REQUIREMENTS

Current City of Wilmington Requirements

Minimum Lot Area	7,500 ft ²
Minimum Lot Width	65 ft.
Maximum Lot Coverage	n/a
Front Setback (minimum)	35 ft.
Rear Setback (minimum)	15 ft. generally 25 ft. when abutting residential district
Interior Side Setback (minimum)	7 ft. generally 20 ft. when abutting residential district
Corner Side Setback (minimum)	35 ft.
Maximum Height	35 ft. *, **

* 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

** Building height may be increased when additional side and rear yards are provided in accordance with the following standards. The maximum height of any building shall be 96 ft.

Height of Building Above 35 ft.	Additional Side and Rear Yard
First 10 ft. above 35 ft.	4 ft. for each 10-foot increment, or portion thereof
10.1 to 30 ft. above 35 ft.	6 ft. for each 10-foot increment
30.1 or more above 35 ft.	8 ft. for each 10-foot increment

Proposed NHC Requirements

Lot Requirements	
Lot area, minimum	7,500 ft ²
Lot width, minimum	65 ft.
Setbacks (minimum)—see Additional Yard Standards for building over 35 ft. in height	
Front	35 ft.
Side, street	35 ft.
Side, interior	7 ft. generally 20 ft. when abutting residential district
Rear	15 ft. generally 25 ft. when abutting residential district
Structure Size (maximum)	
Height	40 ft.*

* 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:

- All current City of Wilmington lot size, setback, and structure size requirements will be the same for the county’s CS district, **except that the height of structures will be limited to 40 ft.** This is the current height limit for the county’s B-2 and Light Industrial districts, which allow many of the same uses intended for the CS district.

USE PERMISSIONS

Current City of Wilmington Permissions

Uses Permitted by Right

- Amusement and recreation services, indoor
- Artists, commercial including silk screening
- Assembly hall
- Automobile and truck dealers, new and used
- Automobile care center
- Automobile parts and supply store
- Automobile renting and leasing
- Automobile repair shops
- Automotive services, except repair and towing
- Banking services
- Building materials dealers
- Bus and taxi service
- Business services
- Carpet and upholstery cleaners (on customer's premises)
- Chimney and furnace cleaning
- Clothing and other finished fabric products (SIC 23)
- Contractors, general or special trade, with no outdoor storage
- Community center
- Contractor's equipment and supply dealers and service, with no outdoor storage
- Convenience food stores
- **Divers, commercial**
- Drive-in theater
- Electric motor repair shop
- Electrical and electronic machinery, equipment and supplies (SIC 3699)
- Exterminating services, dwellings and other buildings
- Fabricated metal products, except boiler shops, machinery and transportation products; metal coating; engraving and allied services; metal forgings screw machine products; steel, wire, and pip structural metal products; and ordnance
- **Fishing, commercial**
- Funeral home and crematory
- Furniture and other home furnishings stores
- Gun sales, including repair
- Janitor services
- Launderers, industrial
- Leather and leather products, excluding tanning
- Liquor stores
- Lumber and wood products, except furniture (SIC 24)
- Manufactured housing dealers
- Marinas
- Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC 38)
- **Motion pictures production and distribution**
- Motorcycle dealers
- Movers, van lines and storage
- Movie theaters, except drive-in
- Nightclubs
- Offices, medical
- Offices, professional
- Package delivery services, commercial
- Parks and recreation areas, municipal
- Personal services
- Post office
- Railroad facilities, including passenger and freight stations outside of railroad rights-of-way
- Recreational vehicles and utility trailer dealers
- **Repair shops**
- Research and development laboratories
- Restaurant, fast-food carryout
- Restaurant, standard (sit-down)
- Retail sales establishments
- Sales office, off premises, not retail
- Schools, trade, correspondence, and vocational
- Ship chandlers
- Shipping brokers, freight and cargo, without storage
- Small engine repair, except automotive
- Upholstery and furniture repair
- Used merchandise store, except automotive goods
- Veterinary services with enclosed pens
- Veterinary services with open pens
- Water transportation
- Welding repair
- Recreational facility, private
- Candy and other confectionary products, manufacturing, and warehousing (SIC 206)
- Internal services facilities incidental to permitted uses

Proposed NHC Permissions

Uses Permitted by Right

- Indoor Recreation Establishment*
- Handcrafting Small Articles
- Indoor Theater
- Lodges, Fraternal, & Social Organizations
- Automobile Dealers & Truck Sales
- Automobile Service Station
- Miscellaneous Retail
- Automobile Rentals
- Automobile/Boat Repair Sales
- Banks, Credit Agencies, Savings & Loans
- Business Services, including Printing
- Building Material and Garden Supplies
- Bus & Taxi Terminals
- Special Trade Contractors*
- Cut and Sew Apparel Manufacturing (NAICS 3152)
- Apparel Accessories and Other Apparel Manufacturing (NAICS 3159)
- Special Trade & General Contractors with no Outside Storage
- Community Center
- Equipment Rental & Leasing*
- Convenience Food Store
- Drive-In Theater
- Commercial and Service Industry Machinery Manufacturing (NAICS 3333)
- Engine, Turbine, and Power Transmission Equipment Manufacturing (NAICS 3336)
- Other General Purpose Machinery Manufacturing (NAICS 3339)
- Electric Lighting Equipment Manufacturing (NAICS 3351)
- Other Electrical Equipment and Component Manufacturing (NAICS 3359)
- Other Fabricated Metal Product Manufacturing (NAICS 3329)
- Funeral Home
- Furniture, Home Furnishing, & Equipment
- Dry Cleaning/Laundry Plan
- Footwear Manufacturing (NAICS 3162)
- Other Leather and Allied Product Manufacturing (NAICS 3169)
- Mobile Home Dealers & Prefabricated Buildings
- Commercial Marina*
- Industrial Machinery Manufacturing (NAICS 3332)
- Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing (NAICS 3334)
- Navigational, Measuring, Electromedical, and Control Instruments Manufacturing (NAICS 3345)
- Medical Equipment and Supplies Manufacturing (NAICS 3391)
- Other Miscellaneous Manufacturing (NAICS 3399)
- **Motion Pictures Production and Distribution**
- Motor Freight Transportation Warehousing
- Entertainment Establishments, Bars, Cabarets, Discos
- Entertainment Establishments, Bars, Cabarets, in a Shopping Center
- Offices for Private Business & Professional Activities
- Parks & Recreation Areas
- Barber/Beauty Shop
- Personal Services
- Watch, Clock, Jewelry Repair
- Post Offices
- Railroad Transportation
- Research Facilities
- Eating and Drinking Places
- Apparel & Accessory Store
- Drug Store
- Food Stores
- General Merchandise Stores
- Hardware
- Miscellaneous Retail
- Neighborhood Drug Store
- Retail Nurseries
- Colleges, Universities, Professional Schools, & Technical Institutions
- **Repair Shop**
- Veterinaries
- Kennels*
- Water Transportation Facilities
- Outdoor Recreation Establishments
- Sugar and Confectionary Product Manufacturing (NAICS 3113)
- Accessory Buildings or Uses, clearly incidental to the Permitted Use or Building
- **Commercial parking Lots**
- Amateur Radio Antennas (up to 90 ft.)
- Antenna & Towers less than 70 ft. in height
- Cellular & PCS Antennas*
- General Building Contractor*
- General Contractors Other than Building*
- Landscaping Contractors*
- Special Trade Contractors*
- Mini-Warehouses*
- Churches*
- Dwelling Unit Contained within Principal Use*
- Warehousing*
- Wholesaling*
- Wholesaling with No Outdoor Storage
- Electronic Gaming Operations*
- Artisan Manufacturing*

(continued on next page)

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:
 - **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.**
 - 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.
 - **This use will be added to the county's list of uses as part of this amendment.**

Current City of Wilmington Permissions

Uses Permitted w/Additional Standards

- Auxiliary uses and wares
- Bowling alleys and pool halls
- Commercial parking lots
- Communication facilities
- Contractor’s storage yard
- Contractors, general or special trade with outdoor storage
- Governmental uses outside public rights-of-way
- Group home supportive, large
- Group home supportive, medium
- Kennel, commercial boarders and breeders
- Mini-warehousing
- Historic mixed-use buildings
- Religious institutions
- Residential unit contained within a primary use
- Service stations
- Shopping center
- Skating rink, roller and ice
- Telecommunication facility, unattended
- Tire dealers and service
- Utility stations and plants outside public rights-of-way (public and private) including lift stations, substations, pump stations, etc.
- Warehousing, general
- Wholesale trade
- Electronic gaming establishments
- Brewers, small regional and microbreweries
- Artisan food and beverage producers (defined as confectionaries, coffee roasteries, etc.)

Uses Permitted w/Special Use Permit

- Group day facility
- Group home residential
- Group home supportive, small

Permitted Accessory Uses & Structures

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

Commentary:

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 - 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.
 - This use will be added to the county’s list use as part of this amendment.
 - 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.
 - These uses generally require a special use permit in similar county districts but not in the city. In the county’s CS district, they will require an SUP.
 - These uses are generally allowed in similar county districts with these permit requirements.

Proposed NHC Permissions

Proposed NHC Uses Permitted by Right continued

- Laboratories, testing
- Agricultural Uses
- Wholesale Nurseries & Greenhouses
- Dry Stack Storage of Boats as a stand-alone warehouse
- Dry Stack Storage of Boats as accessory to a marina
- Recreational Vehicle and Boat Trailer Storage Lots
- Telephone & Telegraph Facilities
- TV & Radio Broadcasting
- Boat Dealers
- Farm Implement Sales
- Landscaping Service
- Electrical Repair Shop
- Septic Tank Vacuum Service
- Christmas Tree Sales*
- Circuses, Carnivals, Fairs & Side Shows of No More than 30 Days Duration per Year
- Evangelistic and Religious Assemblies not Conducted in a Church*
- Government Offices and Buildings
- Pumpkin Sales*
- Principal Use Sign
- Special Fundraising for Non-Profit Organizations*
- Temporary Sign
- Recycling Facilities: Small Collection
- Recycling Facilities: Large Collection
- Temporary Relocation Housing*

Uses Permitted w/Special Use Permit

- Group Home
- Textile Furnishings Mills (NAICS 3141)
- Other Textile Product Mills (NAICS 3149)
- Apparel Knitting Mills (NAICS 3151)
- Sawmill and Wood Preservation (NAICS 3211)
- Veneer, Plywood, and Engineered Wood Product Manufacturing (NAICS 3212)
- Other Wood Product Manufacturing (NAICS 3219)
- Ventilation, heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing (NAICS 3334)
- Recycling Facilities: Processing
- Recycling Facilities: Large Collection with Processing
- Animal Food Manufacturing (NAICS 3111)
- Grain and Oilseed Milling (NAICS 3112)
- Fruit and Vegetable Preserving and Specialty Food Manufacturing (NAICS 3114)
- Dairy Product Manufacturing (NAICS 3115)
- Seafood Product Preparation and Packaging (NAICS 3117)
- Bakeries and Tortilla Manufacturing (NAICS 3118)
- Other Food Manufacturing (NAICS 3119)
- Beverage Manufacturing (NAICS 3121)
- Printing and Related Support Activities (NAICS 3231)
- Cutlery and Handtool Manufacturing (NAICS 3322)
- Hardware Manufacturing (NAICS 3325)
- Spring and Wire Product Manufacturing (NAICS 3326)
- Agriculture, Construction, and Mining Machinery Manufacturing (NAICS 3331)
- Metalworking Machinery Manufacturing (NAICS 3335)
- Computer and Peripheral Equipment Manufacturing (NAICS 3341)
- Communications Equipment Manufacturing (NAICS 3342)
- Audio and Video Equipment Manufacturing (NAICS 3343)
- Semiconductor and Other Electronic Component Manufacturing (NAICS 3344)
- Manufacturing and Reproducing Magnetic and Optical Media (NAICS 3346)
- Household Appliance Manufacturing (NAICS 3352)
- Electrical Equipment Manufacturing (NAICS 3353)
- Household and Institutional Furniture and Kitchen Cabinet Manufacturing (NAICS 3371)
- Office Furniture (including Fixtures) Manufacturing (NAICS 3372)
- Other Furniture Related Product Manufacturing (NAICS 3379)

DISTRICT SPECIFIC REQUIREMENTS

Lighting: All new construction where exterior site lighting is provided shall observe the following limitations as to height:

- A. Unrestricted lighting: 10 ft.
- B. Ninety-degree cutoff lighting: 15 ft.

In no case shall lighting for new construction be located or installed so as to shine directly onto residential premises.

Commentary:

- This is the same site lighting standard required in the city’s CS district.